

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 11/03346/FULL6

**Ward:**  
**Bromley Town**

**Address :** 76 Coniston Road Bromley BR1 4JB

**OS Grid Ref:** E: 539266 N: 170588

**Applicant :** Mr Allan B Bullock

**Objections : NO**

**Description of Development:**

Two storey side extension.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Birds  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Tree Preservation Order

**Proposal**

This application proposes a two storey side extension set back from the front wall of the house by 2.8m (3.8m if measured from the front of the original bay).

**Location**

The site is a detached, two storey dwelling located on the south side of Coniston Road; the road slopes downwards to the west. To the east of the site is Bromley Court Hotel. The remainder of the surrounding area is residential with a mix of detached and semi-detached plots. There are a number of protected trees on the application site.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations have been received at the time of writing the report.

**Comments from Consultees**

The Council's tree officer has advised that there is a protected pine tree in the rear garden of this property but the separation between the tree and proposed extension is adequate.

## Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

## Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The two storey side extension sits tightly on the east boundary and therefore does not comply with Policy H9 regarding side space. Requirements of Policy BE1 (which requires for space about buildings to provide opportunities to create attractive settings with hard or soft landscaping) are also to be considered. The boundary to which the proposed extension will be built is the boundary with Bromley Court Hotel which lays at a higher level than the application site and hosts a number of outbuildings.

The design of the extension sits well with the host property and it may be considered not to have an undue impact on the street scene. There is a protected pine tree in the rear garden of this property but the Council's tree officer has advised that the separation between the tree and proposed extension is adequate. The agent has confirmed that no alterations are shown to the front garden area.

Given the proposed set back of the development, that there is an adjacent commercial site rather than residential, the differences in site levels and that landscaping will be retained to the front of the property the potential impact of the proposed development may not be considered sufficient to warrant a planning refusal.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03346, excluding exempt information.

as amended by documents received on 05.01.2012

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs  
ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials  
ACC04R Reason C04
- 3 Details of the existing hard and soft landscaping layout to the front garden shall be submitted to and approved in writing by or on behalf of the Local

Planning Authority before any work is commenced and the approved layout shall be permanently maintained thereafter.

**Reason:** In order to provide an attractive setting for the development and not detract from the existing street scene in accordance with Policy BE1 of the Unitary Development Plan.

4 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

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