

SECTION '2' – Applications meriting special consideration

Application No : 11/03797/FULL6

Ward:
Bromley Town

Address : 9 Carlyle Avenue Bromley BR1 2RB

OS Grid Ref: E: 541644 N: 168582

Applicant : Mr Scott Debell

Objections : NO

Description of Development:

Part one/two storey side and rear extension.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
Former Landfill Site
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The application proposes the construction of a two storey side and rear extension. The two storey side extension is located towards the northern boundary adjacent to No. 7 and provides a 1 metre distance towards the boundary.

The rear extension involves increasing the width of the existing single storey kitchen extension to meet up with the proposed side extension. The overall depth of rearward projection of the existing ground floor kitchen is to remain as existing which is some 3.9 metres. Above the kitchen to the rear it is proposed to construct a first floor with a flat roof to accommodate 2 new bedrooms. The maximum depth of rearward projection of the first floor rear extension would be 3 metres with a flat roof. The first floor extension would also be set 0.5 metres away from the boundary with the adjacent property at No. 11.

Location

The application site is an end of terrace two storey residential property located within an area of predominantly residential terrace and semi detached houses towards the south and west with the Council waste depot located towards the rear boundary of the site. There is a two storey rear extension located at No. 17 of a similar footprint which is visible from the application site.

Comments from Local Residents

No comments have been received.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Planning History

Under planning application ref. 11/02756, planning permission was refused for a two storey side and rear extension. The proposal was considered to be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of visual impact and loss of prospect in view of its size and depth of rearward projection thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the area, the existing building and the street scene in general.

Policies BE1, H8 and H9 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area. The area around the site is predominantly residential terraced and semi detached houses towards the south and west with the Council waste depot located towards the rear boundary of the site.

It is considered that the proposed side extension would not on balance impact significantly on the amenities of neighbouring residents due to the distance from the boundary, the orientation of the site, and the location of existing buildings at adjacent properties.

The proposed side extension would provide appropriate distances towards the boundary of the site with the flank wall of the two storey side extension being located 1 metre away from the boundary. The proposed side extension is therefore not considered to be intrusive or out of character with the area or street scene in general.

With regards to the rear extension, the depth of rearward projection of the ground floor extension is maintained as existing at 3.9 metres, the same depth of rearward projection as the existing extensions at the adjacent properties. It is therefore considered that the proposed ground floor element of the rear extension would not impact significantly on the existing residential amenities of adjacent properties.

The previous refused application involved a first floor rear extension of the same depth of rearward projection as the ground floor. The amended proposals have reduced the depth of rearward projection of the first floor by 0.9 metres and set the extension 0.5 metres away from the adjoining property.

Whilst the depth of rearward projection of the extension at first floor level is some 3 metres, the proposal leaves adequate distances towards the boundary of the site with similar rear extensions of a similar depth visible from the application site.

It may therefore be considered on balance that the proposed extensions do not result in any significant adverse effects on the character of the conservation area or street scene in general.

It is considered that due to the orientation of the site and the location of existing properties and adjacent extensions that there would on balance be no significant loss of outlook or amenity.

Members will therefore need to consider whether on balance the proposal adequately addresses previous reasons for the refusal of planning permission. The development is not considered to result in any significant decrease in spatial standards as the footprint of the proposed extension maintains an acceptable separation between the flank elevations and adjacent boundaries. The extensions could on balance be considered to relate well to the host dwelling and character and appearance of the area in general.

Members may consider that the proposed extension would not on balance impact significantly on the amenities of neighbouring residents due to the distance from the boundary, the orientation of the site, existing boundary screening and vegetation and the location of existing buildings and extensions at adjacent properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/02756 and 11/03797, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
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| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACI13 | No windows (2 inserts) first floor flank extension |
| | ACI13R | I13 reason (1 insert) BE1 and H8 |

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions
H9 Side Space

The development is considered to be satisfactory in relation to the following:

- (a) the impact of the development on the character and appearance of the Conservation Area
- (b) the relationship of the development to adjacent property and the street scene;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

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