

Application No : 09/03565/FULL6

**Ward:
Mottingham And Chislehurst
North**

**Address : 1 Lianne Grove Mottingham London
SE9 4AD**

OS Grid Ref: E: 541416 N: 172380

Applicant : Mr Simon Cresswell

Objections : YES

Description of Development:

Front and rear dormer extensions and side rooflights

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Joint report with application ref. 09/03566

Proposal

- It is proposed to add front and rear dormer extensions to these recently built dwellings known as Nos.1 and 2 Lianne Grove, in order to provide second floor accommodation
- The front dormer in each property would be obscure glazed and fixed shut
- Rooflights would also be proposed in the side elevations.

Location

These two detached dwellings are situated to the rear of Nos.90-94 Grove Park Road, and were permitted under refs.07/04512 (Outline) and 08/02056 (Details). They are set at an oblique angle to the properties fronting Grove Park Road, and gain access via an access road between Nos.90 and 92.

Consultations

Letters of objection have been received from local residents, including Mottingham Residents' Association, and the main points raised are summarised as follows:

- overdevelopment of the site
- insufficient parking for enlarged houses
- does not specify the proposed use of the loft space

- increased traffic to and from the site
- overlooking of adjacent gardens
- loss of outlook and view from neighbouring properties
- noise and disturbance during building works.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

BE1 Design of New Development
H7 Housing Density and Design

Conclusions

The primary considerations in this case are whether the proposed alterations to the roofs of these properties would result in an overdevelopment of the site, and whether they would have a detrimental impact on the amenities of adjoining residents.

The size of the proposed dormer windows would not appear overlarge for these properties, and the use of the loft space for additional accommodation would not be uncommon for a property of this type. The proposals are not, therefore, considered to result in an overdevelopment of the site.

The rear dormers would face away from the properties fronting Grove Park Road, and would not, therefore, result in any overlooking, while the front dormers would be obscure glazed and fixed shut. The roof light in the south-eastern elevation of No.1 Lianne Grove, adjacent to the rear boundary of No. 92, could be conditioned to require obscure glazing in order to prevent any possibility of overlooking.

With regard to the impact on the outlook from neighbouring properties, the front dormer to No.1 would be largely hidden behind the front gable roof, and the dwelling at No.2 is set further away from neighbouring properties. The rear dormers are angled away from the side boundary, and would not adversely affect the outlook from neighbours in Grove Park Road.

Members may, therefore, consider the proposals to be acceptable, subject to safeguarding conditions.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/04512, 08/02056, 09/03565 and 09/03566, excluding exempt information.

as amended by documents received on 02.03.2010 21.01.2010 02.03.2010

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 ACI12 Obscure glazing (1 insert) in the south-eastern side roof slope
 ACI12R I12 reason (1 insert) BE1
- 4 Before the development hereby permitted is first occupied, the proposed front
 dormer window shall be obscure glazed and incapable of being opened, and
 shall subsequently be permanently maintained as such.
 ACI12R I12 reason (1 insert) BE1

- 5 **Reasons for granting permission:**

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

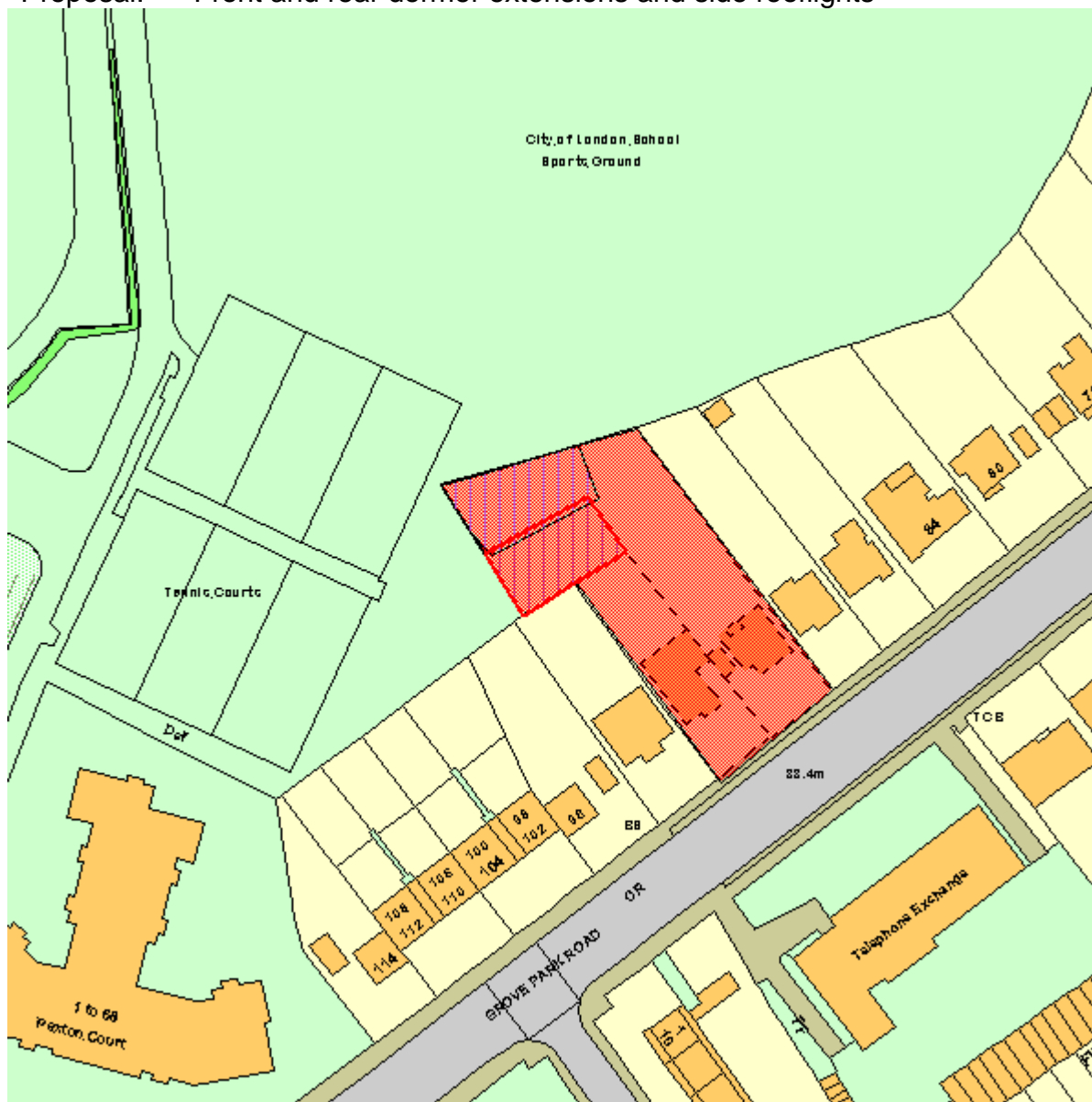
- BE1 Design of New Development
- H7 Housing Density and Design

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

- (a) the character of the development in the surrounding area
- (b) the impact on the amenities of the occupiers of nearby residential properties

and having regard to all other matters raised, including neighbours concerns.

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