

**Application No : 10/00836/CONDIT**

**Ward:  
Bickley**

**Address : 73 Homestead Road Bickley Bromley  
BR2 8AX**

**OS Grid Ref: E: 542921 N: 168104**

**Applicant : Mr Graham Sansom**

**Objections : YES**

### **Description of Development:**

Insertion of obscure glazed rooflights in eastern and western roof slopes and ground floor windows on western elevation pursuant to the requirements of condition 3 of planning permission ref. 08/01537 granted for part two storey/first floor extension and single storey side and rear extensions

### **Proposal**

- Roof lights have been inserted into the eastern and western roof slopes of this detached property which has recently been extended, in order to allow natural light into a bathroom and stairwell
- the submitted plans state that the roof lights are obscure glazed, however, a site inspection confirmed that they are both clear glazed
- a previous planning permission (ref.08/01537) for extensions to this property prevented (by condition 3) the insertion of any additional windows in the eastern and western elevations of the extension without the prior approval of the Council, in order to protect the amenities of adjacent properties
- additional ground floor windows have also been installed in the western elevation of the dwelling.

### **Location**

This property is located on a triangular-shaped plot of land which tapers out towards the rear. It is bounded to the east by a bungalow at No.75, and to the south-west by another bungalow at No.71.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- overlooking of neighbouring properties
- roof lights should be non-opening as well as obscure glazed
- other changes have been made to the permitted scheme.

## **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

## **Planning History**

There have been a number of refusals for extensions to this property since 2006 (including one also dismissed on appeal), however, permission was granted in 2008 (ref. 08/01537) for a part two storey rear/first floor extension and single storey side and rear extensions.

Attached to this permission was condition 3 which prevented the insertion of any additional windows in the eastern and western elevations of the extension without the prior approval of the Council, hence the submission of the current application.

## **Conclusions**

The main issue in this case is the impact of the additional windows and roof lights in the eastern and western flank elevations on the amenities of neighbouring residential properties in terms of loss of privacy.

The additional ground floor windows and glazed door are set a reasonable distance away from the adjacent property at No.71, and would not have a detrimental impact on residential amenity.

The roof lights in the eastern and western roof slopes have been installed with clear glazing, and result in a certain degree of overlooking of neighbouring properties (particularly the roof light in the eastern elevation. However, if the roof lights were provided with obscure glazing, in accordance with that specified in the current application, the proposals are not considered to result in significant harm to the amenities of adjoining occupiers.

Other issues raised by residents regarding alleged changes to the permitted scheme, are not under consideration in the current application, but Members will be updated on the findings at the meeting.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/03538, 07/00558, 08/01537, 09/00520 and 10/00836, excluding exempt information.

**RECOMMENDATION: PERMISSION**

**Subject to the following conditions:**

- 1 The roof lights hereby permitted in the eastern and western roof slopes of the building shall be provided with obscure glazing in accordance with details to be submitted to and approved in writing by the Local Planning Authority by 30th June 2010, and shall subsequently be permanently retained in accordance with the approved details.  
ACI11R Reason I11 (1 insert) BE1

**2 Reasons for granting permission:**

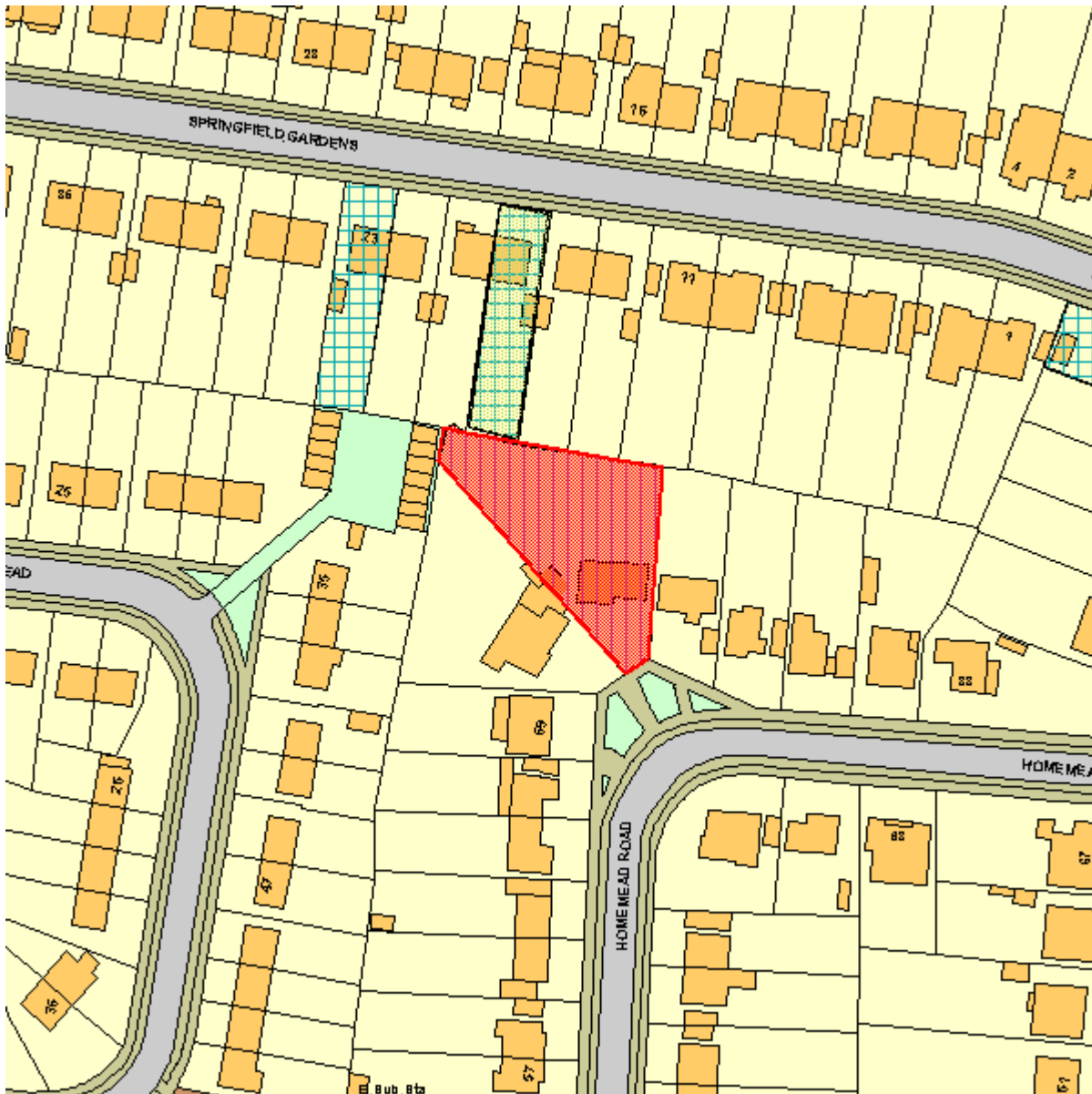
The development is considered to be satisfactory in relation to the following:

- (a) the impact on the amenities of the occupiers of nearby residential properties and having regard to all other matters raised, including neighbours concerns.

Reference: 10/00836/CONDIT

Address: 73 Homestead Road Bickley Bromley BR2 8AX

Proposal: Insertion of obscure glazed rooflights in eastern and western roof slopes and ground floor windows on western elevation pursuant to the requirements of condition 3 of planning permission ref. 08/01537 granted for part two storey/first floor extension and single storey side and rear extensions



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Bromley. Lic. No: 100017661