

Application No : 10/00530/FULL6

Ward:
Mottingham And Chislehurst
North

Address : Casa Bello 13A Court Farm Road
Mottingham London SE9 4JH

OS Grid Ref: E: 542059 N: 172770

Applicant : Mr And Mrs K Cella

Objections : YES

Description of Development:

Single storey front extension and conversion of garage into a habitable room

Key designations:

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

Proposal

The application seeks planning permission for a single storey front extension and the conversion of the garage into a habitable room.

Location

The application site consists of a detached single storey (with accommodation in roofspace) dwelling located to the rear and on the eastern side of No. 15 Court Farm Road.

Comments from Local Residents

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

- disruption and inconvenience resulting from construction;
- devaluation of property;
- reduce enjoyment of rear gardens;
- conservatory will appear unsightly (white UPVC)
- spoil view of natural surroundings;
- light and noise pollution in evenings;
- assured extension of alteration to front elevation would not be allowed;

- garage conversion has already been completed; and
- increase in bedrooms and loss of garage could increase outside parking and access use of access.

Comments from Consultees

Highways: States that although the proposal would remove the garage, the site has a large frontage and access and therefore, has no objection to the application.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design of New Development), H8 (Residential Extensions), T3 (Parking) and T18 (Road Safety) of the adopted Unitary Development Plan.

Planning History

2002: Planning application (02/02669/FULL1) refused permission for a detached two storey, three bedroom house with garage at rear of 15 Court Farm Road.

- Subsequently allowed on appeal (APP/G5180/A/03/1107268).

2006: Planning application (05/04423/FULL1) granted permission for revisions to detached two storey, three bedroom house with garage at rear of 15 Court Farm Road granted on appeal (APP/G5180/A/03/1107268).

2006: Planning application (06/01101/FULL1) granted permission for revisions (include basement and cellar area) to detached two storey, three bedroom house with garage at rear of 15 Court Farm Road granted on appeal (APP/G5180/A/03/1107268).

Conclusions

While front extensions are usually resisted, there are a number of factors that weigh in favour of the current application being granted permission. The proposed extension is to be used as a conservatory and this is a common extension in the area and Borough as a whole, will be of relatively modest size in relation to the host building, is to be constructed predominantly of glass and is located on a back-land plot where it will be unable to be viewed from the street.

With regard to neighbouring amenity, the proposed extension will be most visible to the properties directly south of the application site on Dorset Road. However, as noted above, the extension is not overly large, will be constructed of predominantly glass, have a pitched roof sloping away from the boundary and be largely screened by the existing boundary fence. The extension will be, if not wholly then largely unsighted by those properties to the east of the application site further along Dorset Road. The proposed extension will not be seen by adjoining properties to the north at Teign

Mews due to the host building being in between. With regard to the properties on Court Farm Road, the proposed extension will be viewed in the context of the larger host building and there is also considered sufficient separation distance (a minimum of approximately 25 metres) so as not to adversely impact on neighbouring amenity.

The conversion of the garage to a habitable room will include a front window and brickwork to match existing that will not harm the design of the host dwelling or the character and appearance of the surrounding area. Parking spaces for at least two vehicles on site will remain and this is acceptable in terms of parking and traffic safety.

Background papers referred to during production of this report comprise all correspondence on files refs. 02/02669, 05/04423, 06/01101 and 10/00530, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |

Reasons for granting permission

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

- BE1 Design of New Development
- H8 Residential Extensions
- T3 Parking
- T18 Road Safety

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

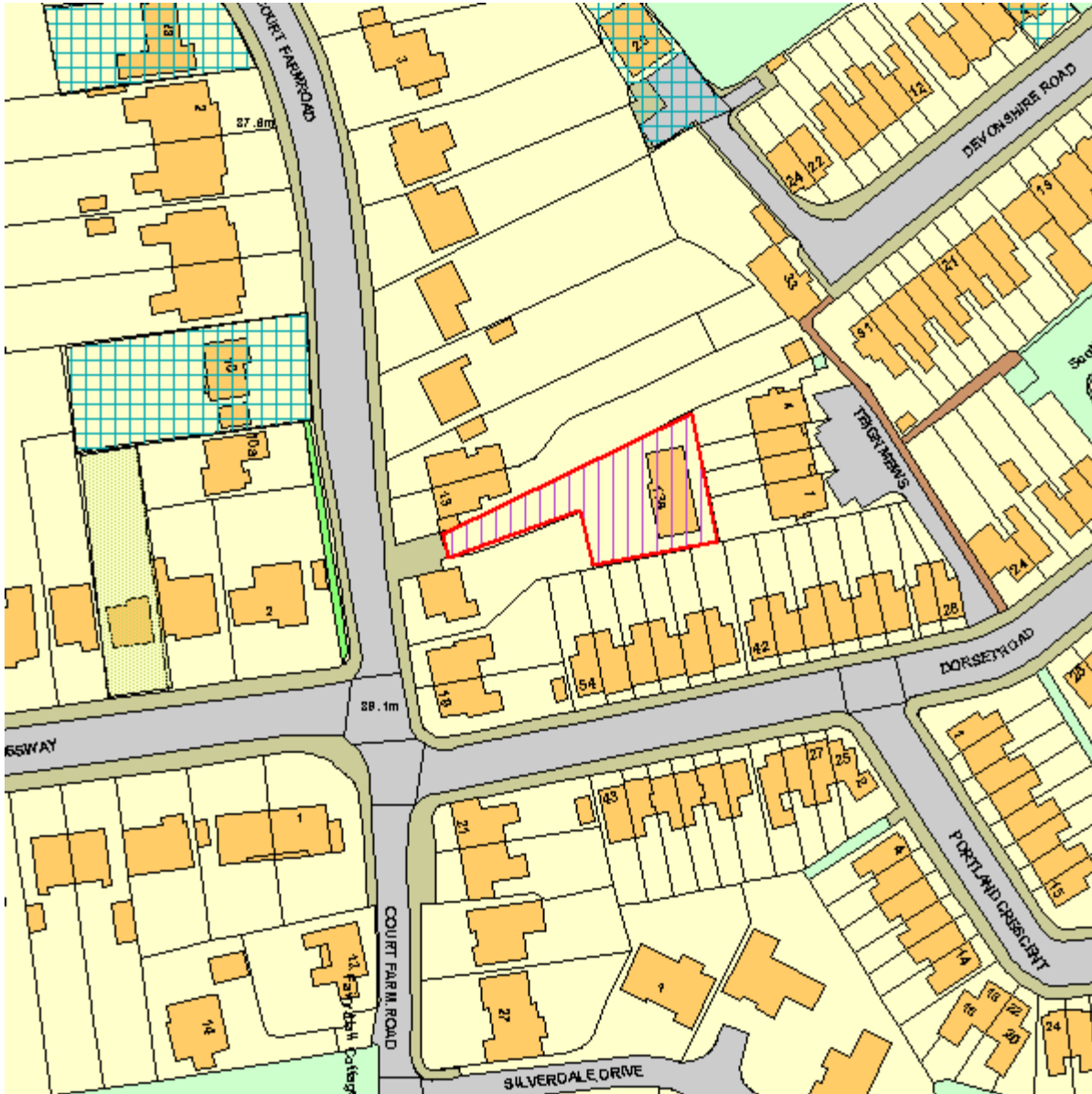
- (a) the relationship of the development to adjacent properties;
- (b) the character of the development in the surrounding area;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy;
- (d) the impact on parking and traffic safety;

and having regard to all other matters raised.

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