

SECTION '5' – Applications meriting special consideration

Application No : 10/01114/FULL6

Ward:
**Bromley Common And
Keston**

Address : 358 Southborough Lane Bromley BR2
8AA

OS Grid Ref: E: 543344 N: 167599

Applicant : Mr Paul James

Objections : YES

Description of Development:

First floor side/rear extension and replacement detached garage at rear

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

- The proposal seeks full planning permission for a first floor side/rear extension and replacement detached garage at rear.
- The current application seeks permission following a previously refused application for a similar, but larger scheme, which was also taken to Appeal but was dismissed by The Inspectorate.
- This application therefore seeks to overcome the refusal ground raised by the Local Planning Authority, along with the concerns raised by the Inspector during the Appeal decision.
- The proposed first floor side extension is to be located above the existing footprint of the ground floor element of the host dwellinghouse where at present there is the loft void.
- The first floor side extension will also project further rearward than the first floor rear elevation of the original dwellinghouse by approximately 3.1 metres. However the flank wall of this element will be located 2.65 metres away from the property boundary shared with the adjoining property, Number 360 Southborough Lane.

- The roof of the side extension will be pitched away from the front elevation of the host dwellinghouse and the ridge will be 0.2 metres lower than the ridge of the main roof of the original dwellinghouse. The ridge of the rear element of the first floor extension will be 1.1 metres lower than the highest point of the original roof.
- The detached garage will replace the existing structure and the front elevation of the new structure will be located 1.4 metres away from the rear elevation of the host dwellinghouse. The proposed garage structure will measure 3.2 metres in width and 3.6 metres in length with a maximum height of 3.4 metres.

Location

The application site is located on the southern side of Southborough Lane and hosts a two storey semi-detached dwellinghouse, with a single storey rear appendage which appears to be original as the adjoining property also has a matching rear extension, and the host dwellinghouse also has a detached single storey garage located slightly to the side of the main property. There is also a single storey detached structure in the rear of the back garden.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from the resident of the adjoining property, Number 360, which can be summarised as follows:

- the proposed extension is too large and totally out of keeping in the area;
- the rear extension will block light to the rear bedroom of the adjoining property;
- the extension could have a detrimental impact on the value of the adjoining property.

The full comments received can be seen on file.

Comments from Consultees

No external consultations were considered necessary in respect of this case.

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

Planning History

In terms of relevant history at the site, planning permission was recently refused under reference DC/09/00860 for a first floor side/rear extension and enlargement of existing detached garage at rear, on the following refusal ground:

The proposed extension would result in an overdevelopment of this semi-detached property by reason of its size, design and bulk which would result in an incongruous appearance prejudicial to the visual and residential amenities of the area, contrary to Policies H8 and BE1 of the Unitary Development Plan.

This refused application was taken to the Inspectorate and the appeal had a split decision. The Inspector stated that the scheme could be determined in two separate stages, firstly the detached garage to the rear of the property, which was granted, and secondly the two storey rear extension and side dormer extension, which was dismissed.

The Inspector believed that the proposed garage was modest in form and size, and being located to the rear of the property meant that it would easily blend into the rear garden environment and the streetscene. As such, this element was considered to be acceptable and in accordance with Policies BE1 and H8.

The second element of the proposal however, regarding the first floor side/rear extension, would according to the Inspector, cause considerable harm to the character and appearance of the area, conflicting with Policies BE1 and H8 of the Unitary Development Plan.

The Inspector stated that although there are a variety of dwellings in the area, there remains a strong sense of symmetry in the design of the semi-detached properties which contributes significantly to the character and appearance of the area. In general, modest extensions that are set back from the front building line and with lower ridge heights have been successful in respecting the host dwellinghouse and character of the area. However, larger extensions that share the ridge height of the main building have detracted from the area.

The Inspector further stated that the host building is symmetrical in appearance and has a dominant central gabled roof with deep slopes on either side. The proposed extension therefore, due to its bulk, projection up to the front building line, height, high eaves line and design would fail to respect and would disrupt the symmetry of the host building. The extension was therefore considered by the Inspector to appear bulky, incongruous and also seriously detract from the character and appearance of the streetscene and the rear garden environment.

Conclusions

The current application therefore needs to be assessed not only on its own merits but also in relation to the previously refused application, and in addition on the basis of the Inspector's comments within the Appeal decision.

The Inspector believed that the detached garage was acceptable on balance and this element was allowed. On the basis that this element has not altered between the current scheme and the previous application, Members may consider that this element remains acceptable.

In terms of the extensions to the host dwellinghouse, the Inspector stated that the extension was excessive in size, bulky, and the ridge height was not subservient to the main dwelling, therefore created a detrimental impact upon the character of the host dwelling, the adjoining property and the appearance of the pair of semi-detached dwellings, plus would detract from the character of the streetscene.

When comparing the current scheme to the previously refused scheme, it can be seen that the side extension has been reduced in width so that the first floor side extension is more of a half-hip style roof extension to allow for first floor and roof space accommodation. Within this width reduction, the ridge height has also been slightly reduced and the forward projection and hipped roof angle of the front elevation has also been altered. The angle of the roof pitch along the front elevation has been altered so that the side elevation does appear more subservient to the host dwelling than the previously refused scheme. The Inspector stated in effect that larger extensions in the area that share the ridge height of the main building have detracted from the area, therefore Members may wish to consider whether the ridge height of the side extension has been sufficiently amended to not necessarily harm the character of the area.

In terms of the first floor rear extension, the height has been substantially reduced so that the ridge height of it measures approximately 0.55 metres lower than the ridge height of the main building and approximately 0.4 metres lower than the ridge height of the proposed first floor side extension.

As such, Members may wish to carefully consider whether sufficient alterations have been made to the proposed extensions in order to be subservient to the character and appearance of the host dwellinghouse, and prevent undue harm from occurring in relation to the amenities of the residents of neighbouring properties, or whether the development in the manner proposed is still of a bulky nature which detracts from the pair of semi-detached dwellings and the wider character as a whole, will affect the residential amenities of the area and which will result in an overdevelopment of the property in general.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/00860 and 10/01114, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

0 D00002 If Members are minded to grant planning permission the following conditions are suggested:

| | | | | |
|---|--------|--|---------------------------|-------------|
| 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 first floor flank | |
| | ACI12R | I12 reason (1 insert) | BE1 and H8 | |
| 4 | ACI13 | No windows (2 inserts) | first floor eastern flank | first floor |
| | | rear 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
H8 Residential Extensions
H9 Side Space

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

- (a) the appearance of the development in the street scene;
- (b) the appearance of the development in relation to the character of the area;
- (c) the relationship of the development to the adjacent properties;
- (d) the character of development in the surrounding area;
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (f) the light and outlook of occupiers of adjacent and nearby properties;
- (g) the privacy of occupiers of adjacent and nearby properties;
- (h) the housing policies of the development plan;
- (i) and having regard to all other matters raised including concerns from neighbours.

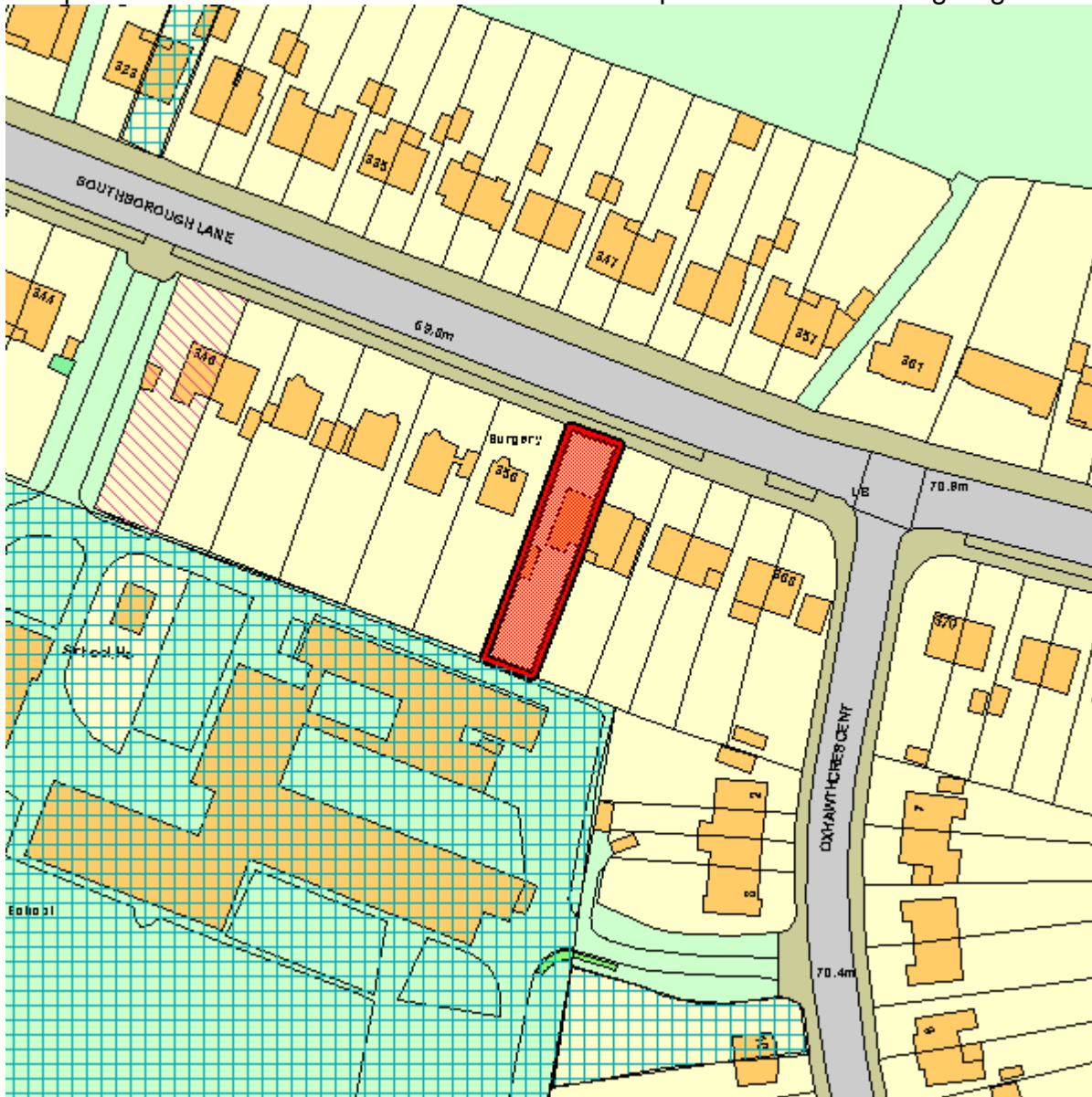
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposed extension would result in an over development of this semi-detached property by reason of its size, design and bulk which would result in an incongruous appearance prejudicial to the visual and residential amenities of the area, contrary to Policies H8 and BE1 of the Unitary Development Plan.

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