

Section '5' – Applications meriting special consideration

Application No : 10/01228/FULL6

Ward:
**Bromley Common And
Keston**

Address : 427 Southborough Lane Bromley BR2
8BQ

OS Grid Ref: E: 543698 N: 167558

Applicant : Mr Mark Huntingford

Objections : NO

Description of Development:

First floor side/rear extension and single storey rear extension

Key designations:

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

Proposal

The proposal seeks permission for:

- A first floor side and rear extension, which would measure at 8.5m deep x 4.1m wide a flat roof measuring at 6.9m high.
- A first floor rear extension that would measure at 3m deep x 4.1m wide with a pitch roof measuring at 6.9m high.
- A single storey rear extension which would measure at 3m deep x 2.7m wide with a sloping roof measuring at 3.7m high.

Location

- The site is located on the eastern part of Southborough Lane.
- Southborough Lane is a neighbourhood comprising mainly semi-detached houses all of very similar design.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations have been received.

Comments from Consultees

None

Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, safeguard the amenities of neighbouring properties and preserve and enhance the character and appearance of the area.

This case has been presented to Committee on the basis that an identical scheme under ref. 10/00221 was refused.

Planning History

Reference No.	Description	Decision	Date
10/00221/FULL6	First floor side/rear extension and single storey rear extension.	REF	20.04.2010

An appeal in respect of the above application is currently pending.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

This proposal is identical to that refused under ref: 10/00221/FULL6. The first floor side extension would incorporate an additional two bedrooms and bathroom. A detached garage is located to the rear on the shared boundary with No. 429 Southborough Lane. A 2.5m distance currently exists from the flank of the dwelling to the shared boundary with No.429 Southborough Lane. The proposal would be set away from the shared boundary by more than 1m and is therefore consistent with the requirements of Policy H9 of the UDP. However, the proposed first floor side extension would however overhang the existing eaves by 200mm (measured from the edge of the existing roof). The overhang would create an extension that would adversely affect the character of the existing dwelling and surrounding area. A roof extension flush or set in from the edge of the eaves would appear more within character and appear more appropriate. It is acknowledged that there are other examples of extensions showing an 'overhang' in the area. However, the Council's preference is for this style of extension to be either set in from the existing roof or

flush with the flank wall. This proposal does not achieve this aim. The proposal is therefore recommended for refusal.

The single storey rear extension element of this proposal would be to the northern elevation. This proposal would project 3 metres from the original dwelling house and would be 2.7 metres wide. The properties were built in a 'U' shape, and the proposed extension would be filling up the remaining area, leaving No. 425 Southborough Lane with an open area towards the rear. There is no extension at No. 425 Southborough Lane and this may be a problem with a possible tunnelling effect or overshadowing. However an extension to that proposed as part of this application could be build under "permitted development" and therefore given the depth and scale of the extension, it is considered acceptable in this instance.

Members will need to consider whether the impact of the extension on the surrounding area due to the 200mm overhang, is significant enough to warrant the application being refused.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00221 and 10/01228, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed extension, by virtue of its overhanging design, would result in a top-heavy and obtrusive feature, lacking subordination to the host dwelling, thereby harmful to the character and appearance of the area and contrary to Policies BE1 and H8 of the Unitary Development Plan.

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