

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/01332/FULL6

**Ward:
Plaistow And Sundridge**

Address : 32A Park Avenue Bromley BR1 4EE

OS Grid Ref: E: 539965 N: 170521

Applicant : Mr Yanardag

Objections : NO

Description of Development:

Ground and first floor front extensions. Bow window to front and conversion of garage to a habitable room.

Key designations:

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

Proposal

- The application site is situated on the south side of Park Avenue near to the junction with Kinnaird Avenue.
- The property is set back from the highway at about 20 metres and comprises of a 2 storey detached house.

Comments from Local Residents

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

Comments from Consultees

From a Highways perspective there are no objections

Planning Considerations

The application falls to be determined in accordance with the following policies BE1 (Design of New Development) H8 (Residential Extensions) and H9 (Side space)of the Unitary Development Plan and the London Plan:

Policy H9 Side Space states:

“ the council will normally require the following (i) for a proposal of two storeys or more in height, a minimum 1 metre side space from the boundary of the site should be retained for the full height and length of the flank wall of the building.”
4.48: It is important to prevent a cramped appearance and unrelated terracing from occurring.

Planning History

No recent planning history

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.

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.

The proposed forward depth of the ground floor extension is 3 metres and the first floor forward projection is 2.4 metres with a pitched roof.

The orientation of the property in terms of sun light will have a minimum effect on No 32 Park Avenue; however it could be considered that the proposed first floor extension would have an impact upon the natural light to the first floor window of No34 which appears to be a bathroom. There is a side space of approximately 1.55 metres between the flank walls of the properties at this height. However the existing garage to the ground floor is only 0.55m to the boundary witch is a technical breach of Policy H9 (side space). The proposal as submitted would appear to not lead to a lowering of spatial standards nor result in undue harm to amenity of local residents.

Accordingly, Members may agree that taking in to account the specific location of the property in relation to its neighbours and its position in the street scene in general that this application is acceptable and that adequate separation between buildings is retained and that the policy and amenity of adjoining neighbours is safeguarded. However members will need to consider this matter with specific reference to the provision of Policies mentioned previously.

Having regard to the above it is considered that the proposed extensions should not have a detrimental impact upon the amenities of the residents of the neighbouring properties, nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/01332, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | AJ01B | Justification GENERIC reason FULL6 apps |

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