

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

Application No : 10/02002/FULL6

**Ward:
Bromley Common And
Keston**

Address : 80 Bromley Common Bromley BR2 9PF

OS Grid Ref: E: 541499 N: 167769

Applicant : Mr F Griffiths

Objections : YES

Description of Development:

Two storey rear extension with accommodation in roof space. Attached single storey garage and summerhouse and new roof over existing single storey side extension.

Key designations:

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

Proposal

The development proposes the construction of a two storey rear extension to accommodate a new family dining area at ground floor and 2 new en-suite bedrooms at first floor. Accommodation within the roof space is also proposed.

The existing attached single storey garage and the detached potting shed and store are to be rebuilt and increased in size as part of the proposal. A new roof is also proposed on the existing single storey side extension located towards the boundary with No.82.

Following concerns raised regarding the height and design of the rear extension amended plans were submitted indicating a new roof design for the rear extension and the omission of the roof lantern.

Location

The application site comprises of an existing detached dwelling fronting the busy Bromley Common A21 which is a main red route towards Bromley Town Centre and is located towards the south west of Bromley Common. The property is currently being refurbished internally and during this process the existing garage and potting shed have been demolished.

The property has an existing large rear garden which adjoins the boundary with existing Green Belt land. The site has existing vehicular and pedestrian access from Bromley Common. Opposite the site there are two and three storey Victorian/Edwardian semi detached dwellings converted into apartments. There are also some contemporary small apartment blocks, a church and a petrol filling station and car showroom. The road frontage has several small road junctions which lead to small Victorian terraced dwellings.

The site is very accessible by public transport being within walking distance of Bromley South railway station with bus stops located close by on Bromley Common with frequent bus services into the town centre and beyond.

Comments from Local Residents

The comments received are summarised below:

- the proposal would result in loss of light, outlook and privacy.
- the boundary line indicated on the plans appears to be inaccurate.

The full text of this correspondence is available to view on file.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

BE1 General Design
H8 Residential Extensions
H9 Side Space

Planning History

There is no relevant planning history for this site.

Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the area and street scene in general

Policies BE1, H8 and H9 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area. The area around the site is predominantly residential and the buildings in the area are of a variety of styles and scale.

It is considered that the proposed extension would not on balance impact significantly on the amenities of neighbouring residents due to the distance from the boundary, the orientation of the site, existing boundary screening and vegetation and the location of existing buildings at adjacent properties. The application site has a large rear garden area and as a result of the proposals existing outbuildings which were in a poor condition have been replaced and improved. Due to the location of existing buildings it is considered on balance that the proposal does not result in any significant increase in the overall footprint, scale or bulk of the dwelling. The proposed garage and outbuildings are of a similar height to those which existed previously and are also similar in height to the existing garage building at the adjacent property.

The proposed development is not considered to result in any significant decrease in spatial standards as the footprint of the outbuildings maintains the existing separation between the flank elevation and adjacent boundaries. The accommodation within the roof space is incorporated within the roof area of the two storey rear extension with the provision of rooflights to the flank elevations.

Members may therefore agree that this proposal is acceptable and would not result in a detrimental impact on the residential amenities of neighbouring properties nor impact detrimentally on the character of the area or the street scene generally.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02002, excluding exempt information.

as amended by documents received on 12.08.2010

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|--------|--|---|
| 1 | ACA01 | Commencement of development within 3 years | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACC04 | Matching materials | |
| | ACC04R | Reason C04 | |
| 3 | ACI11 | Obscure glaz'g/details of opening (1 in) | in the north-west and south-east elevations |
| | ACI11R | Reason I11 (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:

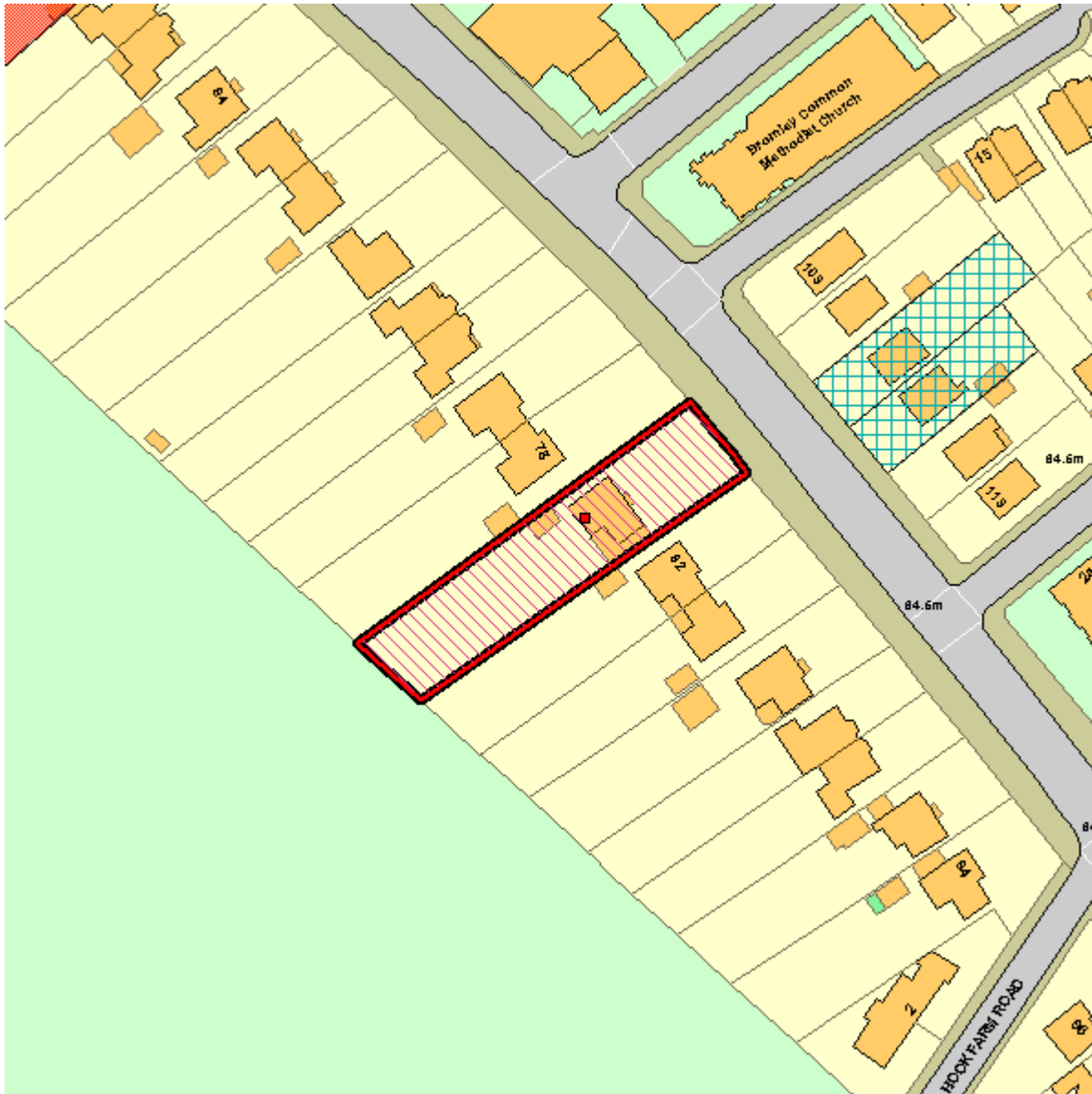
- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent property;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

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