

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 12/00894/FULL6

**Ward:**  
**Bromley Town**

**Address :** 59 Madeira Avenue Bromley BR1 4AR

**OS Grid Ref:** E: 539262 N: 170290

**Applicant :** Mr Colin Barley

**Objections : NO**

**Description of Development:**

First floor side extension and elevational alterations to rear

Key designations:

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

**Proposal**

This application proposes a first floor side extension over an existing single storey garage, set to the boundary.

**Location**

The site is an end of terrace, two storey dwelling located on the west side of Madeira Avenue; the land falls away significantly to the rear (west) of the site. To the north of the site is an access road serving the rear gardens of the associated terrace of dwellings and beyond that a plot hosting a detached dwelling. The surrounding area is residential with a mix of detached, semi-detached and terraced plots.

**Comments from Local Residents**

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

**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

## Conclusions

The proposed first floor side extension, with a hipped roof design, will sit over an existing flat roof garage to an end of terrace dwelling. The proposed development will sit tightly on the northern boundary and therefore does not comply with Policy H9 regarding side space. There is an access drive along the boundary to which the proposed extension will be built.

The application site is at a higher ground level than the dwellings to the rear of the site in Warren Avenue. There is good separation and established natural screening. The design includes a Juliet balcony to the proposed rear elevation and the removal of one bedroom window to the existing first floor rear elevation and replacement with an obscure glazed window to serve a bathroom.

The proposed design sits well with the host property and may be considered not to have an undue impact on the street scene nor on neighbouring amenity. Given the access road to the side of the site, the mix of house design, plot size and side space in the vicinity the potential impact of the proposed development may not be considered sufficient to warrant a planning refusal.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00894, excluding exempt information.

## RECOMMENDATION: PERMISSION

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACC04<br>ACC04R | Matching materials<br>Reason C04                               |
| 3 | AJ02B           | Justification UNIQUE reason OTHER apps                         |

Policies (UDP)

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

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