

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

Application No : 12/01194/FULL6

Ward:
Plaistow And Sundridge

Address : 8 Rodway Road Bromley BR1 3JL

OS Grid Ref: E: 540650 N: 169905

Applicant : Mr Soteri

Objections : NO

Description of Development:

Two storey side and rear extensions and roof alterations to incorporate rear dormers to provide annexe in roof space.

Key designations:

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

Proposal

- Two storey rear extension measuring 4m in depth stretching the full width of the existing dwelling
- Two storey side extension to north-eastern elevation measuring 3.38m deep x 1.8m wide with a 1m side space retained to the flank boundary of the site
- An existing garage will be demolished to accommodate the side extension
- Roof alterations incorporating 3 rear dormers to provide annexe in roof space.

Location

The application site comprises a large detached dwellinghouse. The surrounding area is characterised by similar sized properties.

Comments from Local Residents

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

Comments from Consultees

The Council's Highways Development Engineers have raised no objections to the proposal.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
T18 Road Safety

SPG1 General Design Principles
SPG2 Residential Design Guidance

Planning History

None

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 impact on road safety in the area is also a consideration.

With regards to siting and design, the proposed alterations, whilst substantial, would appear in keeping with the scale and form of the host dwelling which is a large detached property. The extensions would also incorporate pitched roofs sympathetic to the design of the main roof. Furthermore, a 1m side space would be retained between the flank wall of the two storey side extension and the flank boundary of the site. The proposed rear dormers would be sited on a non-prominent roof pitch and would be small scale. Overall, it is therefore considered that the character and visual amenities of the area would be preserved.

With regard to the impact on occupiers of nearby residential dwellings, there is a single storey garage with large mansard roof at No.10 adjacent to the site boundary. Given the separation to the main dwellinghouse the proposal is unlikely to have a significant impact on the living conditions of the occupiers of No.10.

With regard to No.6, whilst there would be some visual impact from the two storey rear extension, bearing in mind the 4m rearward projection as well as the separation retained between the two dwellings, the impact is, on balance, considered acceptable.

In terms of the highways impacts of the scheme, whilst it would result in the loss of one parking space by conversion of the garage to habitable accommodation, there are spaces available within the site's curtilage and, on balance, the development would not have an unduly harmful impact on road safety.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01194, excluding exempt information.

as amended by documents received on 01.05.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 4 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1, H8 and H9 of the Unitary Development Plan and in the interest of the appearance of the building and the visual and residential amenities of the area

Reasons for granting permission:

In granting planning 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
- T18 Road Safety

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 properties
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the character of the development in the surrounding area
- (e) the transport policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 You are advised that this application is considered to be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act

2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)). The Levy will appear as a Land Charge on the relevant land with immediate effect.

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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