

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

**Application No :** 12/01145/FULL6

**Ward:**  
Plastow And Sundridge

**Address :** 8 Park Grove Bromley BR1 3HR

**OS Grid Ref:** E: 540844 N: 169769

**Applicant :** Ms G Clark And Rev C Elkington

**Objections :** YES

**Description of Development:**

First floor rear extension

Key designations:

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

**Proposal**

The proposal is for a first floor rear extension projecting 2.44 metres with a height to match the existing first floor flat roofed extension.

**Location**

The application site is located on the eastern side of Park Grove, at the end of the road, and comprises of a detached dwelling.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- the distance to the boundary is only 0.97 m and not 1.01 metres as stated on the plans
- the extension would block a feature of our house through which we enjoy light and view.
- the proposed flat roof does not fit with the character of the houses on the street.
- suggest that the neighbours remove the proposed side wall adjacent to the property by at least a metre this would provide a safe distance between their roof and ours this would have less impact on our property and more light and view to our bedroom.

## **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

## **History**

00/00973/FULL1 Single storey rear extension Permission  
01/04043/FULL1 Single storey side extension RETROSPECTIVE  
APPLICATION Refused  
95/00457/FUL First floor rear extension Permission

## **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 proposal is for a first floor infill rear extension adjacent to the northern boundary with No.10 Park Grove, the proposal would incorporate a flat roof to match the existing first floor projection, and given the modest rearward projection (2.45m) of the extension would project no further to the rear than the existing ground floor, the scale and form of the extension would respect those of the host building. The drawing shows that there is a distance of 1.1 metres between the boundary and the property, although this has been disputed by the neighbour at No. 10. Taking into account that the flank wall of the proposed first floor extension is following that of the existing house and if the distance is less than a metre it may be considered that the proposal is acceptable in this instance.

With regard to the impact on nearby residential amenities, the most noticeable impact would be at No.10 Park Grove where a degree of overshadowing is likely to occur as a result of the extension. There is a window in the side elevation of No.10 which serves as a bedroom, this appears to be a secondary window, the main one being the bay window on the rear elevation, and taking into account the modest depth of the extension the impact is considered acceptable in that it would not result in a significant loss of amenity for the occupiers of the adjacent property.

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.

## **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                               |

**Reasons for 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 properties;
- (c) the character of the development in the surrounding area

and having regard to all other matters raised.

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