

SECTION '2' – Applications meriting special consideration

Application No : 12/01612/FULL6

Ward:
Plaistow And Sundridge

Address : 14 Alexandra Crescent Bromley BR1
4EU

OS Grid Ref: E: 539852 N: 170907

Applicant : Mrs Fernandes

Objections : NO

Description of Development:

Two storey side/rear and first floor side extension

Key designations:

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

Proposal

The site is a two storey semi-detached dwelling and the application proposes a two storey side/rear and first floor side extension. The side space between the proposed two storey development and the site boundary will be 920mm.

Location

The site is located on the north side of Alexandra Crescent with Urban Open Space to the rear of the site (north) and a locally listed building to the east.

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 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 proposed two storey development will allow 920mm to the eastern boundary and therefore does not have the full 1 metre side space normally expected in respect of Policy H9 regarding side space. The site to the east, number 8 Alexander Crescent, is a locally listed building and has a garage sited close to its western boundary. It has a steep pitch and overall roof height of 7.4m. The design of the proposed extension results in a development which is subservient to the host dwelling and hips the roof line away from the boundary.

The floor plans indicate a kitchen to the first floor accommodation and a separate staircase. In the event of a planning permission conditions are suggested to guard against any unsatisfactory sub-division.

Given its location it may not be considered to result in harm to the neighbouring amenities however given the reduced side-space and its location adjacent to a locally listed building the impacts on the character of the area require careful consideration.

Members may consider given the subservient design and 920mm side-space proposed that, on balance, the scheme may not cause such harm to the character of the area as to warrant a planning refusal.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01612, excluding exempt information.

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 The additional accommodation shall be used only by members of the household occupying the development hereby permitted and shall not be severed to form a separate self-contained unit.
 ACI07R Reason I07
- 4 ACI10 Side space (1 insert) 920mm
 ACI10R Reason I10

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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