

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

Application No : 12/01298/FULL6

Ward:
Shortlands

Address : 40 South Hill Road Shortlands Bromley
BR2 0RL

OS Grid Ref: E: 539344 N: 168240

Applicant : Mr Tony Folan

Objections : YES

Description of Development:

Single storey side/rear extension, first floor rear extension, bay windows to front, roof alterations to incorporate rear dormer extension and elevational alterations.

Key designations:

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

Proposal

Planning permission is sought for part one/two storey side and rear extensions to the host property, replacement bay windows to front, roof alterations to incorporate rear dormer extension and elevational alterations.

The proposed one/two storey side extension will comprise a single storey wrap around extension, replacing the existing garage to the side linking to a single storey rear extension measuring approx. 4m in depth. The first floor element will be positioned to the rear of the existing dwelling, projecting with a depth of approx. 2.2m. It is also proposed to replace the existing roof structure, to incorporate alterations to the existing front and side elevations which are currently tile hung in part, and provide a rear dormer extension. The existing bay windows to the front would be replaced with a slightly enlarged square bay.

Amended plans were submitted to the Council (received 29th May 2012) to delete the proposed first floor side extension and reduce the depth of the single storey rear extension by 0.3m.

Location

The application property is a detached dwelling, which is located on the northern side of South Hill Road. The site is adjacent to Highfield Junior School (to the west).

Comments from Local Residents

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

- loss of daylight and sunlight arising from single storey extension, increased height of roof and first floor rear extension
- loss of outlook and visual impact
- proposal excessive in bulk and height
- proposal out of keeping with street scene
- road safety concerns
- trees and shrubs were removed from the site before the application was made

Neighbours were re-consulted following the submission of amended plans, and further concerns were raised as follows:

- changes do not make substantive difference to concerns previously raised, that proposal will result in reduction in and removal of established daylight and sunlight and loss of amenity
- proposal will result in loss of light to kitchen and downstairs toilet windows
- health and safety concerns due to proximity of extension to boundary
- property may contain asbestos

Comments from Consultees

No consultations were made in respect of this application.

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

Planning History

Under ref. 05/00039, planning permission was refused for a two storey block and a three storey block comprising 12 two bedroom and 2 three bedroom flats, with 22 semi-basement car parking spaces.

Under ref. 05/03088, planning permission was refused for 6 three storey five bedroom semi-detached houses with integral garages.

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 development will involve alterations to the external appearance of the dwelling, including a replacement bay window and the replacement of the roof, resulting in the removal of the tile hung element at first floor level to the front and western flank elevations. Subject to the use of appropriate materials, it is not considered that these alterations would result in harm to the character and appearance of the area or the visual amenities of the street scene. Whilst the replacement roof will have a slightly greater height overall than the existing roof, the application property is detached and it is not considered that this would impact negatively on the street scene or the character of the area. Nor is it considered in this case that the alterations to the roof would result in a loss of amenity to local residents.

The proposed single storey side extension would involve the replacement of the existing garage to the side (between the host property and No. 38), and would wrap around to adjoin the proposed rear extension. At the rear, the extension would project with a depth of 4m, however as the property is detached it is not considered that this would give rise to a significant loss of amenity to the adjacent property at No. 38 with particular regard to outlook and visual impact.

Various concerns have been raised by the occupier of No. 38 in relation to the proposal, including the possibility of a loss of light arising from the proposal. With particular regard to this matter, the single storey side/rear extension would be likely to affect several windows within the ground floor flank wall of the adjacent property, primarily those located towards the rear. Whilst this impact is noted, the windows in question appear to be obscurely glazed and serve non-habitable rooms, and as a consequence it is not considered that the loss of amenity would be so harmful as to warrant the refusal of planning permission on amenity grounds.

A small first floor rear extension is also proposed, to 'square off' the north-eastern corner. Given the depth and the separation to the boundary, which is around 3m, it is not considered that this element would give rise to a significant loss of amenity to the adjacent property at No. 38.

With regard to the rear dormer extension, this is of relatively modest dimensions and given its siting, would not impact detrimentally upon the character of the area.

Having had regard to the above Members may consider 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 files refs. 05/00039, 05/03088 and 12/01298, excluding exempt information.

as amended by documents received on 29.05.2012

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 |

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies:

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 character of the development in the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the design and conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

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