

Decision Maker: Plans Sub Committee No.3

Date: 2 August 2012

Decision Type: Non-Urgent Non-Executive Key

Title: 358 Southborough Lane, Bromley, BR2 8AA

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Chief Officer: Chief Planner

Ward: Bromley Common and Keston

1. Reason for report

Following a planning application being granted at Plans Sub Committee under reference DC/10/01114/FULL6 for a first floor side/rear extension and replacement detached garage at rear, the resident of the adjoining property complained to the Planning Department. The complaint raised concerns that the ridge tile and roof window are not in accordance with the approved plans.

2. **RECOMMENDATION**

No further action

3. COMMENTARY

- 3.1 The site is located on the southern side of Southborough Lane and comprises a two storey semi-detached dwellinghouse. Permission was granted under ref DC/10/01114 for a first floor side/rear extension and replacement detached garage at rear.
- 3.2 The planning application was validated on the 15th April 2010 for a first floor side/rear extension and replacement detached garage at rear. Letters were sent to adjoining owners on the 4th May 2010 with a suggested response date of 21 days after the date of the letter.
- 3.3 The proposed first floor side extension is located above the existing footprint of the ground floor element of the host dwelling where previously there was a loft void. The first floor side extension also projects further rearward than the first floor rear elevation of the original dwellinghouse. However the approved plans indicate that the flank wall of this element is located approximately 2.65 metres away from the property boundary shared with the adjoining property, No. 360 Southborough Lane. The roof of the side extension is pitched away from the front elevation of the host dwellinghouse and the ridge on the approved plans is shown as being 0.2 metres lower than the ridge of the main roof of the original dwellinghouse. The ridge of the rear element of the first floor extension was shown on the approved plans as being 1.1 metres lower than the highest point of the original roof.
- 3.4 The Local Planning Authority has a target date of 8 weeks to determine an application after the date of validation, and the target date for the determination of this application was the 10th June 2010. However planning applications can be determined once a number of timeframes have passed, including the neighbour notification period (21 days).
- 3.5 It is stated within initial correspondence sent out to adjoining owners relating to planning applications that should no comments be received within the 21 day timeframe, it will be assumed that no objections or comments will be made, at which point the application may be determined.. In addition, the initial letter notifying adjoining owners of applications also states that due to the volume of correspondence received at the Council, it is not possible to inform residents, objectors, applicants or agents of meeting or decision dates.
- 3.6 In the case of this application, one letter was received from a local resident, and the Committee report was prepared making reference to this. A summary of the objections received were as follows:
- The proposed extension is too large and out of keeping with the area;
 - The rear extension will block light to the rear bedroom of the adjoining property;
 - The extension could have a detrimental impact on the value of the adjoining property.
- 3.7 The report recommended that permission be granted with a determination date of 15th July 2010. This date was after the overall 8-week target date.
- 3.8 Full consideration was given to the main planning issues which included the potential impact that the proposed development would have not only on the character of the host dwellinghouse, but also the impact it may have upon the amenities of the adjoining properties. Consideration was also given in relation to the previously refused scheme, which was also dismissed at Appeal.
- 3.9 Following the receipt of a complaint the matter has been investigated and a site visit was carried out on 29th November 2011. It was confirmed that whilst a roof lantern had been installed, it was barely visible from the complainant's property. The ridge of the roof appeared to be approximately 100mm above the approved height.

- 3.10 It was considered that the ridge height was correct at the front of the property, and the discrepancy at the rear is only noticeable due to the end ridge tile being at an angle. Only the top of the roof lantern is visible, and does not detract from the streetscene.
- 3.11 On balance it is considered that the impact of the ridge tile and roof lantern has no material impact upon the overall development and it is likely that the decision on the planning application would have been the same.
- 3.12 The decision to grant planning permission was taken by Members at Plans Sub Committee having consideration to all material planning considerations including the impact not only upon the host dwellinghouse but also the amenities of the residents of the adjacent properties.
- 3.13 Members may therefore consider that given the overall size of the approved development has not altered, the ridge tile is not visible from the front of the property and only the top of the roof lantern is visible and does not materially detract from the streetscene, that this amendment is acceptable. Accordingly it is concluded that it would not be expedient to take any further action.