

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 12/00905/FULL6

Ward:
Plaistow And Sundridge

Address : 43 Palace Road Bromley BR1 3JU

OS Grid Ref: E: 540626 N: 169769

Applicant : Mr Alex Martin

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

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

This application was deferred by Members at the meeting on 19th July. The original report is repeated below.

Proposal

The proposal is for a single storey rear extension. The extension will be " L" shaped to the side and rear of an existing projection of the house.

The depth will be 8.6 metres (of which 3.8 metres will be beyond the existing element) and a width of 5.2 metres.

Location

The application site is situated on the west side of Palace Road and comprises of an end of terrace house.

The plans have been amended during the course of the application. The revised plans indicate that the extension will be 1.8 metres in height adjacent to the boundary with 42 Palace Road.

Comments from Local Residents

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

Planning Considerations

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

The relevant policies of the Unitary Development Plan appear to be as follows:

BE1 Design of New Development
H8 Residential Extensions

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 application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The proposed extension will project 8.6 m from the rear wall of the house along the side of the existing projection and 3.8m from the existing rear wall of the rear projection. The side element of the extension will abut the adjacent boundary of No. 42 Palace Road and will have a pitched roof of 2.67m to the ridge and 1.85 m to the eaves. The rear element will have a flat roof.

It may be considered that the proposed side element of the rear extension is unacceptable due to the overall length of the extension and its close proximity to the boundary of the No.42.

Having had regard to the above it was considered that the development in the manner proposed is not acceptable in that it would result in a loss of amenity to local residents.

as amended by documents received on 19.06.2012 17.07.2012

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The depth of the proposed extension would be seriously detrimental to the prospect and amenities of the occupants of No. 42 Palace Road by reason of loss of light and visual impact contrary to Policies BE1 and H8 of the Unitary Development Plan.

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