

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

Application No : 12/01123/FULL6

Ward:
**Bromley Common And
Keston**

Address : 38 Randolph Road Bromley BR2 8PU

OS Grid Ref: E: 542900 N: 166057

Applicant : Mr And Mrs Neil Parker

Objections : YES

Description of Development:

Single storey rear extension and roof alterations to garage to create summer house with mezzanine floor. single storey link extension between house and garage

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Tree Preservation Order

This application was originally reported to Members of Plans Sub-Committee No. 1 at the meeting held on 5th July 2012. Members deferred the application to seek an increase in side space to achieve a 1m separation to the flank boundary for the entire length of the development. In response, amended plans have been submitted (received 19th July 2012) which indicate that the existing flank wall of the garage, together with the flank wall of the extension, will be re-positioned to provide the minimum 1m side space required, for the entire height and length of the development.

The original report is repeated below, updated as necessary.

Proposal

Planning permission is sought for a single storey rear extension (approx. 4m in depth) and roof alterations to the existing detached double garage (total height 5.1m). This is proposed to be used as a summer house, with a new mezzanine floor over within the enlarged roofspace of the garage. The northern flank wall of the garage will be repositioned to provide a minimum separation of 1m to the flank boundary. The proposed extension will also be positioned 1m from the flank boundary. A single storey link extension is also proposed, between the house and garage. Rooflights are proposed in the rear roofslope of the extended garage.

The proposal would require the removal of a birch, located in the rear garden, which is covered by a blanket Tree Preservation Order (TPO). The application includes an arboricultural report.

Location

The application property is a detached dwelling, which is located on the western side of Randolph Road. The site adjoins the Green Belt to the rear.

Comments from Local Residents

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

- overlooking

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
- NE7 Development and Trees
- G8 Land Adjoining Green Belt or Metropolitan Open Land

With regard to trees, no objections are raised to the removal of the birch. A condition is recommended requiring the planting of a replacement tree.

This application has been referred to Committee as it would not comply with the normal requirements of Policy H9, relating to side space.

Planning History

There is no recent planning history of relevance.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area with particular regard to side space, and the impact that it would have on the amenities of the occupants of surrounding residential properties. Further considerations include the acceptability of the removal of the birch, which is covered by a TPO, and the impact to the adjoining Green Belt Land.

The proposal will increase the height of the garage, which together with the single storey link extension would be visible within the street scene. However, the proposed increase in height is modest, and the link extension will be set back from the front of the dwelling. As a consequence it is not considered that the proposal would give rise to a significant visual impact, nor result in harm to the character of the area. However, in view of the size of the summer house and the inclusion of a mezzanine floor, it is considered necessary to impose a condition to require that the accommodation only be used by members of the household occupying the host property, and is not severed to form a separate self-contained dwelling.

As a result of the inclusion of the mezzanine floor, the proposed rear extension would constitute two storey development. The existing garage is positioned approx. 0.9m from the flank boundary, and following the receipt of amended plans the proposal will involve the re-positioning of the northern flank wall to ensure that the proposed extension will comply with the Council's normal requirement for a minimum side space of 1m to be maintained between the flank wall and boundary, for the entire height and depth of the development. There will, as a result of the development, be a slight increase in side space within the street scene and accordingly it is considered that the spatial standards of the area would be improved.

The application site adjoins Green Belt land to the rear. As the proposal is located within the cluster of existing residential development, it is not considered that the visual; amenity, character or nature conservation value of the adjoining Green Belt would be significantly affected.

With regard to any impact on amenity, the proposed rear extension would not project beyond the rear of the adjacent property at No. 39, and as a consequence it is not considered that any significant impact would arise. Whilst concerns have been raised regarding overlooking from a neighbouring property to the rear of the site, the property in question would be unlikely to suffer a significant impact given the separation involved.

With regard to the loss of the tree, no technical objections have been raised and a suitable replacement could be secured by planning condition.

Having regard to the above and the amended plans received, Members may agree that the development proposed is acceptable on balance, and that in this case an exception to the normal requirements of Policy H9 would be permissible.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01123, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04 | Matching materials |

	ACC04R	Reason C04			
3	ACB05	Replacement tree(s) elsewhere on site			
	ACB05R	Reason B05			
4	ACI07	Restrict to members of household (1 in)	at	38	Randolph
	Road				
	ACI07R	Reason I07			

Reasons for granting 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
- NE7 Development and Trees
- G8 Land Adjoining Green Belt or Metropolitan Open Land

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 impact upon the adjacent Green Belt
- (d) the design and conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

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