

SECTION '2' – Applications meriting special consideration

Application No : 11/02336/FULL6

Ward:
Plaistow And Sundridge

Address : 159 Ridgeway Drive Bromley BR1 5DB

OS Grid Ref: E: 540822 N: 171349

Applicant : Mrs Frances McAlaney

Objections : YES

Description of Development:

Single storey rear extension
RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

The proposal is for the retention of a single storey rear extension projecting 3 metres from the rear of the dwelling and a pitched roof with maximum height of 4 metres.

Location

The application site is situated on the eastern side of Ridgeway Drive and comprises of a semi-detached dwelling.

The agent advised that the applicants intend to provide smooth render to the rear of the main house. The extension, which has been finished in smooth render will therefore match the main house at some point in the future.

Comments from Local Residents

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

- the extension should be pebble dashed.
- on completion of the flank wall the owners have agreed to replace the fencing and trellis.

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

SPG

No1 General Design Principles

No2 Residential Design Guidance

London Plan

The National Policy Framework 2012 is also a consideration.

All other material consideration shall also be taken into account.

Planning History

87/03559/FUL Single storey side and rear extensions Permission

89/01051/OTH Revision procedure to 87/3559 granted for single storey side and rear extension - increased height of garage/New roof detail as per documents received 08/0389 Permission

11/01442/PLUD Single storey rear extension Certificate of Lawfulness for a proposed development Refused

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.

A previous application for a Certificate of Lawfulness was refused as the proposed single storey rear extension did not comply with criteria (h) (iii) of Class A. (the extension has a width greater than half the width of the existing house).

Ridgeway Drive is on an incline rising towards the north, the application site is therefore at a higher level than the adjacent house to the south. The proposed extension is to replace an existing conservatory sited on a raised patio at a proximally a metre in height. The proposed extension is relatively modest in size at 3 metres from the rear of the house with a pitched roof and taking into account the orientation of the property is considered unlikely to have a detrimental impact on the amenities of the adjacent neighbours.

Members will need to consider whether the rendered extension is acceptable in this location bearing in mind the adjacent pebbled dashed house.

Having had regard to the above it was considered 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.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 AJ01B Justification GENERIC reason FULL6 apps

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