

SECTION '2' – Applications meriting special consideration

Application No : 12/03014/FULL6

Ward:
Bickley

Address : 29 Bird In Hand Lane Bickley Bromley
BR1 2NA

OS Grid Ref: E: 541890 N: 168971

Applicant : Mr And Mrs A Stanton

Objections : NO

Description of Development:

Part one/two storey side and rear extension and roof alterations to incorporate rear dormer.

Key designations:

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

Proposal

Permission is sought for a part one, part two storey side extension, a rear dormer and a single storey rear extension.

The side element has a width of 2.55 metres at ground floor level and 1.9 metres at first floor level, with the first floor part set ion by 2 metres at the front and 0.65 metres from the side. A side space of between 1.2 metres to the front elevation and 2.4 metres at the rear of the ground floor and between 2 metres to the front elevation and 3 metres to the rear of the first floor level. A hipped roof is proposed which is set at 0.5 metres below the existing ridge line and 2 metres subservient to the existing front roof slope.

The rear extension adjoins the side extension and has a depth of 3.5 metres, a total width of 9.2 metres to the flank wall of the two storey element, and a height of between 2.8 metres and 3.8 metres.

The rear dormer has a width of 5.1 metres and is set below the ridge line of the existing roof and to the ridge line of the proposed roof over the two storey element. The submitted drawings indicate that the roof space is to accommodate a single bedroom.

Location

The application site is located to the western edge of Bird In Hand Lane and forms the corner site with Nightingale Lane. The site features a two storey semi-detached dwelling and is not located within a Conservation Area or Area of Special Residential Character.

Comments from Local Residents

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

However, Members should be aware that one objection was received from the adjoining neighbour to a previous application for a similar, larger scheme that was withdrawn earlier this year. This can be summarised as follows:

- the garden of No.25 will be overlooked with no privacy to the rear garden.
- living conditions will suffer drastically and the adjoining resident at No.25 will no longer have any enjoyment of the rear garden.
- the structure is large and will result in a loss of light and overshadowing.
- the design of the extension is overbearing, out of scale and out of character when compared to other nearby properties.
- the residents of No.25 will suffer a loss of existing views of the neighbourhood and residential amenity will suffer.
- the density is high and unacceptable, representing an overdevelopment of the site and a loss of garden area.
- there will be a visual impact from the development.

Comments from Consultees

No consultations were undertaken for this application.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Supplementary Planning Guidance 1 – General Design Principles (SPG1)
Supplementary Planning Guidance 2 – Residential Design Guidance (SPG2)

Planning History

Application ref. 02/04394 granted permission for a single storey front and side extension.

Application ref. 02/04459 refused permission for a detached four bedroom dwelling. This was located to the rear of the gardens of No.27 and No.29 and was

subsequently dismissed at appeal on the grounds that the development would have a detrimental impact upon the character of the area.

A Certificate of Lawfulness for a Proposed Development ref. 10/02387 was refused for a tree house in the rear garden.

Most recently application ref. 12/01244 for a part one, part two side and rear extension with rear dormer was withdrawn.

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 Council's SPG 2 advises that where side extensions are deemed acceptable it is good practice to set them back from the façade of the building to give the original elevation due prominence, whilst Policy H9 requires a minimum of a 1 metre side space for proposals of two or more storeys for the full height and length of the extension, with corner properties expected to achieve a higher level of separation.

The proposal consists of a two storey side extension to a corner property and as such consideration must be given as to whether adequate side space has been provided in order to preserve the spatial characteristics of the area and the site. In this regard, the proposal features a first floor level that is set back from both the front and flank elevations in order to achieve a higher degree of separation at first floor level. Members should also note that the boundary to Nightingale Lane is also set at an angle that increases the existing side space from the front to the rear of the property.

The two storey element does not extend beyond the existing rear elevation and at this point there is a 2.4 metre side space at ground floor level and a 3 metre side space at first floor level. The site narrows to the front elevation, where a 1.2 metre side space is achieved at ground floor level and 2 metres at first floor level. The first floor part is set 2 metres back from the principle elevation of the dwelling with the ground floor set back some 0.45 metres. This subservience is continued at roof level with the front roof slope of the extension being 2 metres back from the existing dwelling and the ridge line being set 0.5 metres below the existing highest part of the roof.

It is therefore considered that the two storey element is subservient to the host dwelling and will provide a side space of between 2 metres and 3 metres at first floor level with a minimum of 1.2 metres at ground floor level. Therefore, it is considered that the proposal would not result in a detrimental impact upon the existing spatial standards of the area or the amenities of adjoining and nearby residents.

To the rear the extension has a depth of 3.5 metres and it is noted that the boundary to No.27 currently features tall panting. Given that the application site is set due north of No.27 it is not considered that there would be any impact upon the

daylight received to the current or future residents of that property and that the proposed depth would be in keeping with a semi-detached dwelling of this size. Whilst there would be an impact in terms of the outlook and visual amenities of the residents of No.27, a separation of 0.3 metres is allowed for to the boundary and it is not considered that the resulting impact would be to a detrimental level and this element is therefore acceptable.

The rear dormer is not considered to be excessive or unusual in terms of the proposed scale, size and design. The lowest edge would be set away from the existing eaves with the upper edge being set 0.5 metres below the existing ridge line. Whilst overlooking would occur due to the presence of the proposed window, it is not considered that this would be to a substantially greater degree than the existing first floor rear windows.

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.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03014 and 12/01244, excluding exempt information.

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 | | |
| 3 | ACI13 | No windows (2 inserts) | first floor northern | two storey |
| | | side extension | | |
| | ACI13R | I13 reason (1 insert) | BE1 | |
| 4 | ACK01 | Compliance with submitted plan | | |
| | ACC01R | Reason C01 | | |
| 5 | AJ02B | Justification UNIQUE reason OTHER apps | | |

Policies (UDP)

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

Supplementary Planning Guidance 1 – General Design Principles

Supplementary Planning Guidance 2 – Residential Design Guidance

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"