

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

Application No : 12/02746/FULL6

Ward:
Plaistow And Sundridge

Address : 34 Kings Avenue Bromley BR1 4HW

OS Grid Ref: E: 539807 N: 170711

Applicant : Europride UK Inn

Objections : NO

Description of Development:

Part one/two storey side and rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

- Permission is sought for a two storey rear extension measuring 3.5m deep.
- A single storey side extension measuring 7m deep, this would replace an existing garage.
- Elevational alterations including a single obscure glazed window would be inserted on the flank elevation facing No. 36 Kings Road.

Location

The application site is located on the northern edge of Kings Avenue and comprises a detached dwelling with single storey outbuilding. The surrounding locality is predominantly residential in nature, characterised by detached and terraced dwellings in varied architectural styles.

Consultations

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:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
T3 Parking

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.

It is proposed to extend the property to the rear, full width at two storeys measuring 3.5m deep. The rear extension would not be visible from the streetscene and would appear well integrated to the host dwelling, by incorporating a pitched roof and raises no design objections.

The extension is set in 0.63m from the common boundary shared with No. 32 Kings Avenue. Whilst it is noted that Policy H9 requires an inset distance from the boundary of a minimum of 1m for two storey development along the entire height and flank. In this instance, the existing dwelling is built 0.63m in from this boundary where the extension would continue the line of the existing flank elevation and this not appear discordant in the streetscene.

This is considered to be acceptable and would respect the existing spatial standards within the area and ensures the retention of adequate separation between the application site and the adjacent dwellings.

A single storey side extension would project to the boundary with No. 36 Kings Avenue, replacing an existing detached garage. The replacement side extension would have a pitched roof and would remain set back from the front elevation by approximately 9m and is considered to be of a subservient appearance to the main dwelling.

With regard to amenity, the two storey rear extension would measure full width of the dwelling and project back 3.5m, inset 0.63m from the boundary, following the line of the existing flank elevation. No. 32 is a recently built dwelling (ref. 08/03697), which has a single storey garage built along the boundary up to a height of 3.75m. The main two storey element of this positioned well away from the boundary. The projection of 3.5m although fairly for a two storey development, is not considered to result in an unacceptable impact, where the extensions face north and do not comprise any flank windows. No. 32 is a substantial property which has a significant projection beyond the application site, where the extensions here would not result in an overbearing impact or loss of privacy. It is noted that large extensions are fairly characteristic of the locality. No. 30 Kings Road has an approved 4.7m deep two storey rear extension under ref. 10/01585.

The single storey side extension would replace an existing garage and project 7m along the boundary with No. 36, which has an existing single garage in the same location over the boundary. The replacement extension would project 2m forward, and is not considered to result in an unacceptable impact.

No objection is raised to the flank window facing No. 36 as this is shown as being obscured on plan and serves a bathroom.

The loss of the garage is not considered to result in an unacceptable impact upon the highway where there is sufficient off street parking.

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.

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.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02746, 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 ACK01 Compliance with submitted plan
 ACC01R Reason C01
- 4 Before the development hereby permitted is first occupied, the proposed first floor bathroom window facing onto No. 36 Kings Avenue, shall be obscure glazed and fixed shut with the exception of a top hung fan light and shall subsequently be permanently retained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 5 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- T3 Parking

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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"