

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

**Application No :** 12/03052/FULL6

**Ward:**  
**Plaistow And Sundridge**

**Address :** 68 Howard Road Bromley BR1 3QJ

**OS Grid Ref:** E: 540072 N: 170115

**Applicant :** Ms Penny Edmonds

**Objections :** YES

**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

**Proposal**

The proposal involves the removal of an existing conservatory situated to the western side of the dwelling and the construction of a 3.37m extension which would align with an existing single storey kitchen projection. The extension would rise to a maximum height of 2.99m.

**Location**

The application site comprises a mid-terrace house situated within the northern part of Howard Road. The road forms part of a residential enclave of similar houses dating from the late-Nineteenth and early-Twentieth Centuries.

**Comments from Local Residents**

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

- height of proposed extension will be excessive and create an oppressed enclosed environment to the rear of the adjoining dwelling
- party wall should not exceed height of 2.4m

In response to the above, a letter has been submitted by the Agent outlining the changes which have been made since a previously refused application. This has

involved a reduction in the height of the extension from 4.0m to 2.99m. In addition it is stated that the height of the existing conservatory is 3.0m, and that similar extensions to that sought here have been constructed at Nos. 26 and 76 Howard Road. Reference is also made to the GPDO which allows rear extensions up to a height of 3.0m to be constructed.

### **Comments from Consultees**

Not applicable

### **Planning Considerations**

Policies BE1 and H8 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to safeguard the amenities of neighbouring properties, and to ensure a satisfactory standard of design.

### **Planning History**

Under ref. 12/01571, a proposed single storey rear extension which would align with the existing kitchen and incorporate a parapet wall which would rise to a height of approximately 4.0m was refused by the Council on the following ground:

“The proposed extension would be detrimental to the amenities of the adjoining dwelling at No. 66, by reason of the visual impact and loss of light and prospect resulting from its excessive height, contrary to Policy BE1 of the Unitary Development Plan.”

### **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.

This proposal will effectively ‘square off’ the rear of the existing dwelling with the existing conservatory removed and replaced with a more solid structure which would align with the existing kitchen projection. In comparison to the existing conservatory the proposed extension would rise an additional 0.2m in height and extend an additional 1.25m in depth. Since the previous application its overall height has been reduced by approximately 1.0m.

Objections have been raised in relation to the height of the proposed structure; however, it is considered that this scheme will be of modest height and not exceptionally dominant, given its height difference in relation to the existing conservatory and boundary fence. Given its orientation and siting relative to No 66, much of the structure will be obscured when viewed from a rear dining room/lounge window at that adjoining property, and there will be limited loss of sunlight. It is also noted that a similar extension up to 3.0m in depth could be erected under permitted development criteria. On balance the proposal is considered acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01571 and 12/03052, excluding exempt information.

**RECOMMENDATION: PERMISSION**

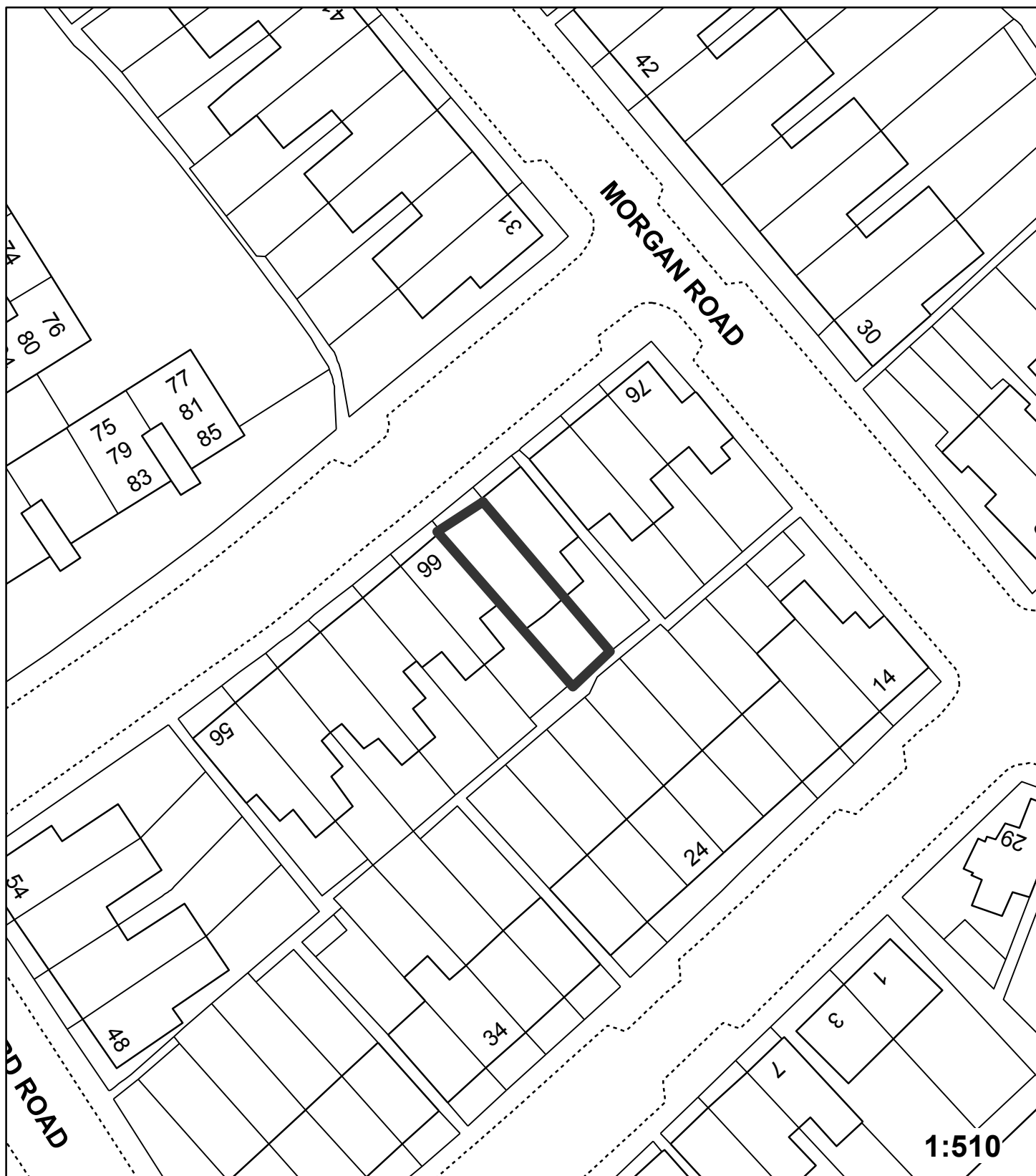
Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 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           |
|   | ACC03R | Reason C03                               |
| 4 | ACI13  | No windows (2 inserts) flank extension   |
|   | ACI13R | I13 reason (1 insert) BE1                |
| 5 | AJ01B  | Justification GENERIC reason FULL6 apps  |

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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"

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