

SECTION '2' – Applications meriting special consideration

Application No : 12/03252/FULL6

Ward:
**Bromley Common And
Keston**

Address : 365 Southborough Lane Bromley BR2
8BQ

OS Grid Ref: E: 543438 N: 167619

Applicant : Mr Philip Buckley

Objections : YES

Description of Development:

Single storey side and rear extension.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

The proposed extension would largely utilise the footprint currently occupied by the rear conservatory and a garage.

To the side the extension would project forward by additional 2.5 metres, whilst to the rear it would increase the depth of the existing conservatory by approximately 1 metre. The width of the existing garage would be increased by 2.5 metres.

The addition would have a pitched roof with a maximum height of 3.2 metres (2.6 metres to the eaves).

Location

The application site lies on the northern side of the Southborough Lane and hosts a two storey, semi detached property. The surrounding area does not lie within the boundaries of any designated conservation area.

Comments from Local Residents

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

- loss of daylight, sunlight and overshadowing;
- concerns raised with the actual use of the 'Storage Room';
- noise from the rooflights;
- maintenance issues;
- drawings do not show all dimensions;
- the concrete tiles proposed cannot be installed at such a shallow angle.

Comments from Consultees

Transport and Highways – no objection.

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

Supplementary Planning Guidance 1 General Design Guidance
Supplementary Planning Guidance 2 Residential Design Principles

Planning History

12/01628/FULL6 - Single storey side and rear extension – Permission refused on 03.09.2012 for the following reason:

The proposed rear extension would, by reason of its height, roof form and proximity to the boundary, result in an unneighbourly development that would materially worsen the living conditions of the occupiers of No 363 Southborough Lane. The proposal is therefore considered contrary to Policy BE1 of the Unitary Development Plan.

Conclusions

The current application is a revised version of the previously refused scheme. Therefore, the key issue that Members may wish to consider is whether the proposed modifications are sufficient to ensure that the previously anticipated negative effects would be alleviated to a satisfactory degree.

In terms of the effect on the character and appearance of the surrounding area it is noted that although the proposed extension would be of a substantial size, its significant proportion would replace the structures already present within the curtilage of the application site. Therefore, bearing in mind the siting of the additional bulk proposed, the extension would still be considered as technically subservient to the host dwelling. It would not unacceptably unbalance the existing symmetry of the semi-detached pair and it would have a limited impact on the surrounding street scene. As such, Members could agree, that the proposal is in line with the aims of Policies BE1 and H8 of the UDP.

Concerns were previously raised in respect of the impact the extension would have on the residential amenities of the occupiers of No.363 Southborough Lane. The existing garage has a maximum height of 2.4 metres (1.8 metres to the eaves). When compared to the refused scheme this revised proposal would reduce the height at the boundary from 3 to 2.6 metres and would introduce a low pitched roof with a maximum height of 3.2 metres.

It is noted that whilst the proposed extension would impinge to a small degree on the level of daylight and sunlight received by the French doors serving the dining/living/kitchen of the property in question, this space is arranged in an open plan fashion, hence there are other openings allowing for natural light and ventilation. Consequently, a slightly adverse impact that would be resulted is not considered to be so significant as to warrant withdrawal of planning permission. Similarly, whilst the extension may increase the sense of enclosure to the occupiers of No.363, it would not be to such a degree that would justify a refusal of planning consent.

No new openings are proposed in the flank elevations of the extension therefore no loss of privacy would result by a way of overlooking. Members may consider, therefore, that on balance, any loss of residential amenities to the occupiers of adjoining properties caused by this proposal is insufficient to warrant a refusal and that the previously anticipated effects would be alleviated to a satisfactory degree, making the scheme compliant with the requirements of Policy BE1.

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 surrounding area. Members are therefore requested to determine that the proposal is acceptable and worthy of permission being granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03252 and 12/01628, excluding exempt information.

RECOMMENDATION: PERMISSION

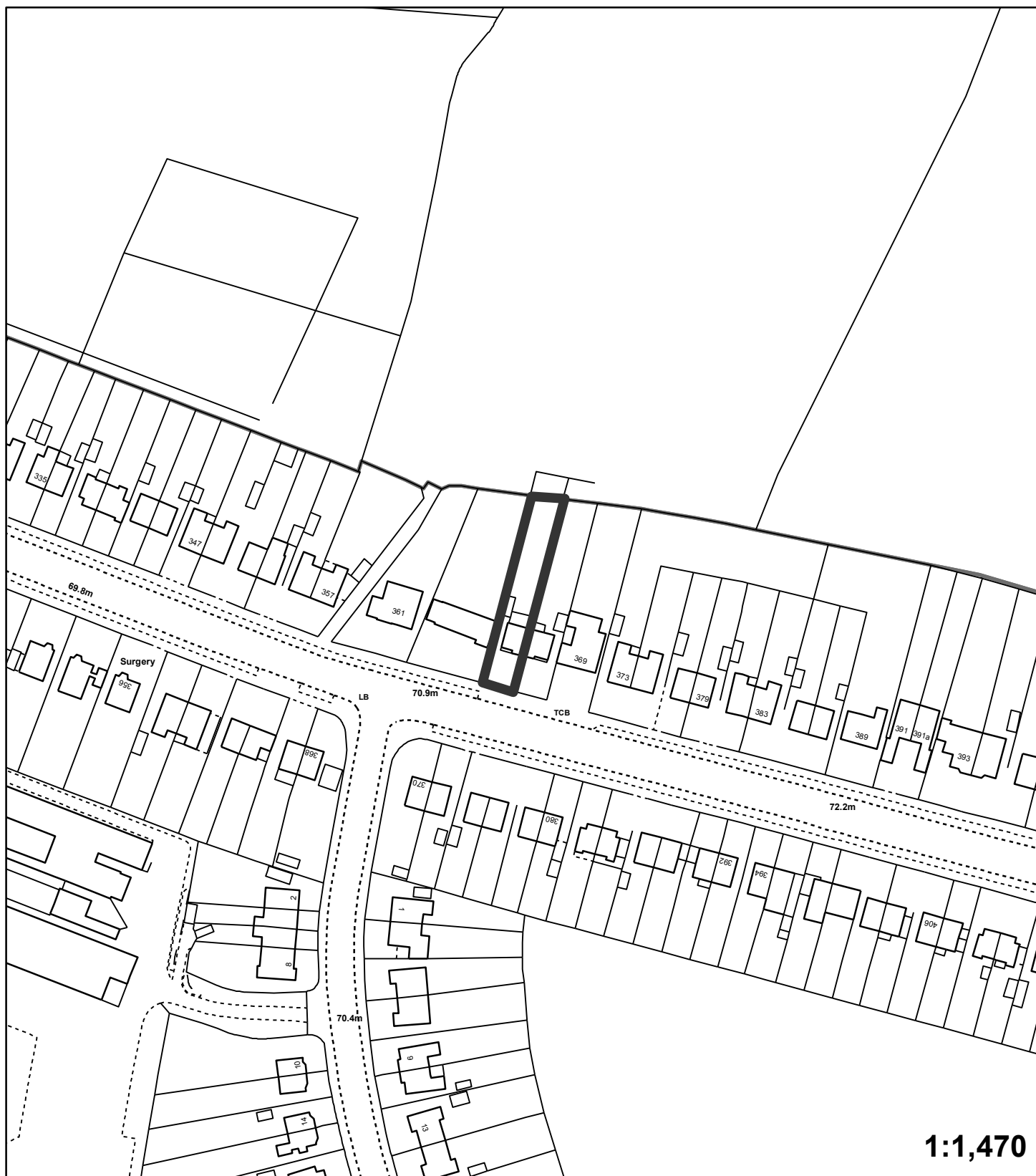
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01 ACA01R | Commencement of development within 3 yrs A01 Reason 3 years |
| 2 | ACC04 ACC04R | Matching materials Reason C04 |
| 3 | ACK01 ACC01R | Compliance with submitted plan Reason C01 |
| 4 | AJ01B | Justification GENERIC reason FULL6 apps |

Application:12/03252/FULL6

Address: 365 Southborough Lane Bromley BR2 8BQ

Proposal: Single storey side and rear extension.



"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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