

SECTION '2' – Applications meriting special consideration

Application No : 12/03362/FULL6

Ward:
Bickley

Address : 19 Wanstead Road Bromley BR1 3BL

OS Grid Ref: E: 541214 N: 169144

Applicant : Mr R Leahy

Objections : YES

Description of Development:

First floor rear extension

Key designations:

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

Proposal

The proposal is for a first floor bedroom addition to the north eastern corner of the dwelling over an existing flat roof area.

Location

The application property is situated along the eastern side of Wanstead Road, approximately 20 metres north of its junction with Rochester Avenue and Nightingale Lane.

Comments from Local Residents

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

- original dwelling has been excessively extended from its original size
- a number of applications have previously been submitted for this house
- residential character of the dwelling has been lost
- dwelling already appears overbearing
- extension will lead to further loss of light
- neighbouring trees will be harmed by this proposal
- floor plans do not show all of the habitable area
- surrounding area has already been overdeveloped
- concern that enlarged property may not be used for residential purposes

Any further comments will be reported verbally at the meeting

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 ensure a satisfactory standard of design, and to safeguard the amenities of neighbouring properties.

Planning History

The application dwelling has been substantially enlarged from its original form – planning permission having been granted for two storey and single storey side extensions to the south and north sides respectively – under application ref. 02/00671. The single storey part was more recently extended further rearward with retrospective permission having been granted under ref. 11/02091.

More recently, under ref. 11/02335, a proposed first floor side and rear extension was refused on the following grounds:

“The dwelling has already been substantially enlarged and the proposed first floor side extension would, by reason of its size, siting and proximity to the flank boundary, result in a cramped overdevelopment of the site, incongruous within the streetscene, and harmful to the character and spatial standards of the surrounding area, thereby contrary to Policies BE1, H8 and H9 of the Unitary Development Plan.

The proposed first floor extension does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.

The proposal would be overdominant and would be detrimental to the amenities that the occupiers of the adjoining dwelling at No 17 might reasonably expect to be able continue to enjoy by reason of visual impact and loss of prospect in view of its size and depth of rearward projection, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.”

Subsequently, under ref. 12/02517, a proposal for a first floor rear extension and provision of a pitched roof to the existing single storey side extension was refused on the following grounds:

“The dwelling has already been substantially enlarged and the proposal, involving as it does the provision of a cat-slide roof above the existing single storey side extension, would by reason of its size, siting and proximity to the flank boundary, result in a cramped overdevelopment of the site, incongruous within the streetscene, and harmful to the character and spatial standards of the surrounding area, thereby contrary to Policies BE1, H8 and H9 of the Unitary Development Plan.

The proposal would be overdominant and would be detrimental to the amenities that the occupiers of the adjoining dwelling at No 17 might reasonably expect to be able continue to enjoy by reason of its bulk and depth of rearward projection, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.”

Conclusions

As noted above the application property has been substantially enlarged from its original form, the single storey side element having recently been extended rearward (retrospective permission having been granted under ref. 11/02091). The proposed addition will occupy a recess to the north-eastern side of the dwelling. In comparison to the previous two applications – both of which proposed additions of varying size above the existing single storey addition (situated to the northern side of the dwelling) this scheme proposes only the construction of a first floor addition to the north-eastern corner of the existing dwelling within a recess and away from that existing single storey side element.

The proposed addition will be largely obscured from the frontage and from the surrounding streetscene at Wanstead Road and it is not considered that this proposal will significantly alter the form or character of the dwelling. Whilst the extension will be visible from the adjoining property at No. 17 a separation of approximately 3.2m will be maintained between the flank wall of the extension and the common boundary line. Given the relationship between the two houses it is not considered that this proposal will appear overbearing. In addition, conditions aimed at restricting the insertion of windows along the flank wall of the extension will restrict potential overlooking, as will a restriction on permitted development rights at the property.

Accordingly it is considered that the grounds of refusal previously raised by the Council have now been overcome.

Background papers referred to during production of this report comprise all correspondence on files refs. 02/00671, 11/01151, 11/02091, 11/02335, 12/00251 and 12/03362, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |

- A 2ACC04 Matching materials
- A CC04R Reason C04
- 3ACK01 Compliance with submitted plan
- A CC02R Reason C02
- 4ACI13 No windows (2 inserts) first floor flank extension
- A CI13R I13 reason (1 insert) BE1
- 5ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: To enable the Council to control future development at the site and to prevent an overdevelopment in the interest of neighbouring amenity, and to preserve the spatial standards of the area, in accordance with Policies BE1 and H8 of the Unitary Development Plan.

- 6 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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