

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

Application No : 12/03391/FULL6

Ward:
Bromley Town

Address : 165 Ravensbourne Avenue Bromley
BR2 0AZ

OS Grid Ref: E: 538780 N: 170067

Applicant : Ray Brown Design

Objections : NO

Description of Development:

Part one/two storey side and rear extension and elevational alterations

Key designations:

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

Proposal

- The proposal is for a part one/two storey side and rear extension to provide additional living accommodation.
- This would include the conversion of the existing garage.
- The proposal is for a 5.4m wide two storey side extension which would result in a flank wall with a depth of 7.0m, with a new first floor side window proposed in the northern elevation.
- To the rear, the proposal is to bring the existing bathroom wall out to in line the new 7.0m flank wall, with new windows proposed in the extension at first floor level plus 2.2m by 3.7m wide patio doors leading to the garden at the ground floor.
- The extension would have a pitched roof to match the existing pitch of the original house, joined by a dual pitched roof across both sides of the house. The maximum ridge height is proposed at 6.3m which is slightly lower than the existing ridge height (7.0m) in an effort to keep the extension subservient to the existing dwelling.
- The proposal also includes a renewed façade of cedar/chestnut cladding to respect the surrounding woodland landscape to the rear of the property.

Location

The application site is located on Ravensbourne Avenue which is a predominantly residential area comprising two and three storey terraced properties towards the

north and two storey detached and semi detached houses towards the south and east. The application site marks the transition between the two types of housing.

Comments from Local Residents

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

Comments from Consultees

Technical Highways comments have been received raising no objections and suggesting a standard condition.

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

The Council's SPG guidance is also a consideration.

Planning History

There is no planning history at this site.

In terms of relevant planning history, permission was recently granted at a site to the rear of the property under ref. 12/02175 for the "demolition of existing garage block and construction of pair of two storey semi detached dwellings with 4 car parking spaces on land at rear of 165 Ravensbourne Avenue". This application was also considered by Plans Sub Committee. At the time of writing this consent has not been implemented.

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 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.

Regard must be had for the extent to which the development proposals could result in an overdevelopment of the site; whether it would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, and whether

the proposal would significantly harm the spatial standards of the locality. The development must be seen to be in keeping with the character and appearance of the area and street scene in general, and should not result in any detrimental harm to pedestrian or vehicular safety.

It is noted that the subject property is a somewhat tired detached dwelling, which sits on a wide plot. The property is bounded at its northern boundary by an access road leading to a block of garages to the rear of the site (note that consent has been granted under ref. 12/02175 for the demolition of this garage block and the erection of two semi detached houses). To the south sits No.163 which is a detached property, and there are no alterations proposed to the elevation facing No.163 as part of this application. Therefore, the impact of the proposal on the outlook and amenity of the occupants of No.163 is considerably mitigated.

Given the positioning of the property and the proximity of the neighbouring houses, it is considered that an extension to the side is acceptable in principle.

To the north beyond the access road leading to the rear garage block the character of the road changes significantly to a more modern terrace of houses, set well back from the highway. A separation from the northern boundary of some 1.3m is proposed for the full height of the flank wall, and therefore, given the positioning of the adjacent access road, the significant separation between the application site and the properties to the north, plus the considerable stepping back of the building line of the neighbouring terrace, the impact on the outlook and amenity of those properties is considered acceptable.

Whilst it is noted that work on the development to the rear of the site for a pair of semi detached houses has not yet commenced, it is considered that the relationship between the proposed new houses and the extension to the application site is acceptable. The main front wall of the approved 'Dwelling 2' indicated on the approved plans (ref. 12/02175) is located some 12.0m away from the rear flank wall of No.165 Ravensbourne Avenue. The first floor window of Dwelling 2 which faces towards the rear of No.165 serves a bathroom and is indicated as obscured glazing. Members may therefore consider that in terms of the amenity of local residents, the proposal maintains adequate separation between the surrounding properties and appears to have a minimal impact on the immediate neighbours, given the general pattern of development in the area.

The main consideration is whether the proposed alterations and elevational treatments are suitable given the location and context of the site's surroundings. The proposals would significantly change the host dwelling both in terms of size and design, and consideration must be had for the extent to which they would respect the character and appearance of the site and the wider streetscene.

The height of the side addition has been reduced to ensure it appears subservient to the original property, and the continuation of the front building line across the entire principal elevation is not considered to overwhelm the host building, or create a form of development at odds with the wider street scene. The extension is smaller and clearly secondary to the original house in this instance. Whilst the proposal includes a considerable forward projection at the northern flank elevation,

it is considered that the substantial plot size is capable of accommodating such a proposal without resulting in an undesirable form of development.

It is noted that the host property is somewhat unique in the sense that it is obviously different from its immediate surrounding properties. The site is not within an Area of Special Residential Character, nor is it within a Conservation Area. Local distinctiveness is promoted, so long as the starting point is a respect for the appearance of the site, its immediate neighbours and the wider streetscene. Given the nature of the application site and the overall context of this part of the street, it is considered that the extensions as proposed would be an acceptable feature.

The proposed elevation treatments with regard to timber cladding are considered to reflect the setting of the dwelling in relation to the surrounding woodland which abuts the railway line to the rear. The prominence of the site at the entrance to Farnaby Road allows the opportunity to create a distinctive, recognisable property which will add to the uniqueness of this particular section of the street.

On balance, it is considered that the proposed extension and alterations to the host dwelling will adequately respect the context of the site's surroundings and provide an appropriate development within the limitations of the site. The proposal is not considered have a detrimental impact on the outlook and amenity of adjoining properties, and therefore Members are recommended to grant planning permission.

Having had regard to the above it was considered that the siting, size and design of the proposed extension 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 file ref. 12/03391, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 3 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 4 ACK01 Compliance with submitted plan

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

Reasons for granting permission:

In granting planning permission the Local Planning Authority had regard to the

following policies of the Unitary Development Plan:

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

The development is considered to be satisfactory in relation to the following:

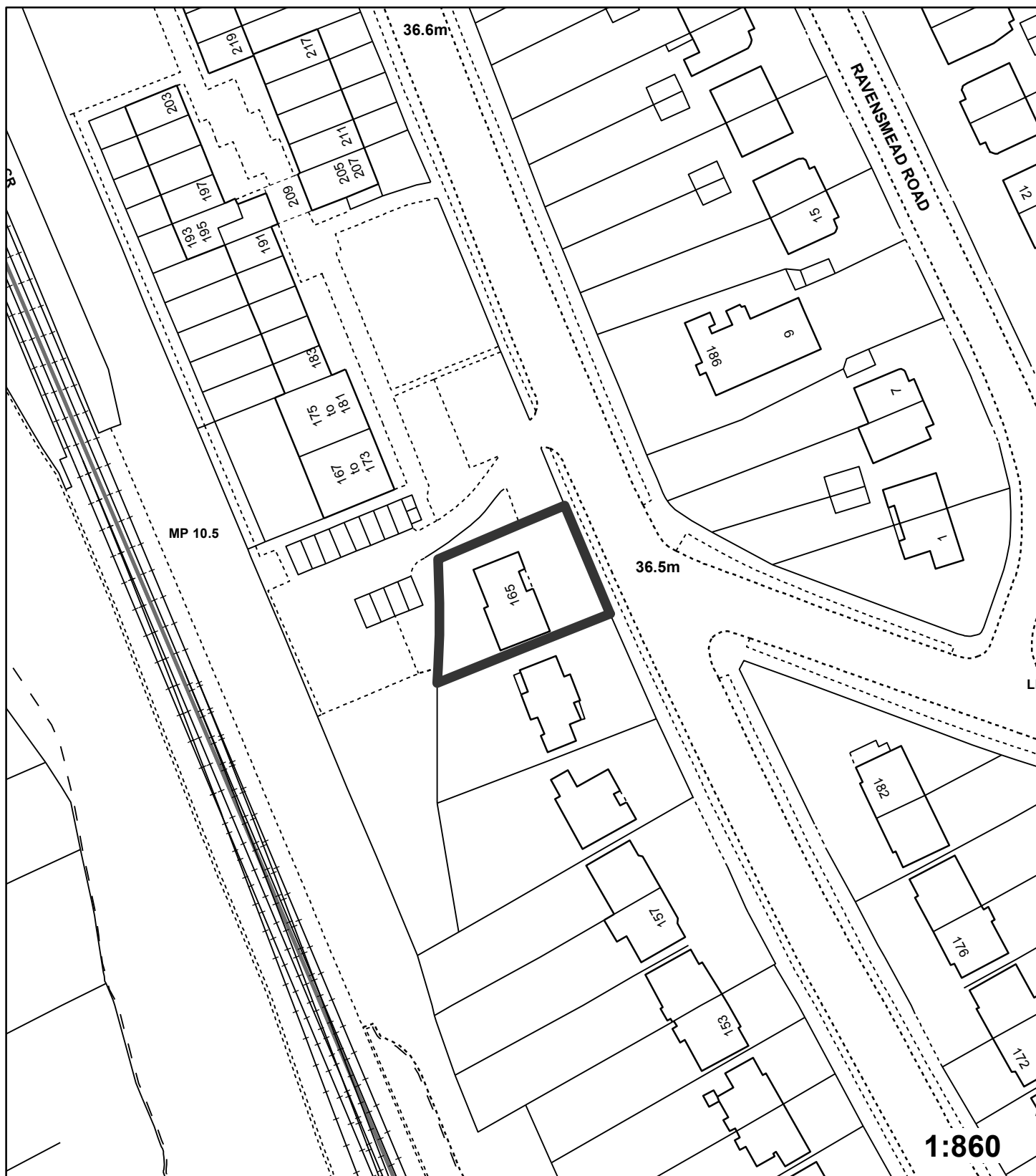
- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed
- (d) the impact on the existing visual amenity from the streetscene

and having regard to all other matters raised.

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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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