

SECTION '2' – Applications meriting special consideration

Application No : 12/03620/FULL6

Ward:
Bickley

Address : 20 Pines Road Bickley Bromley BR1
2AA

OS Grid Ref: E: 542201 N: 169325

Applicant : Mr William Marshall

Objections : NO

Description of Development:

Single storey front and side extension and creation of basement.

Key designations:

Conservation Area: Bickley Park
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 detached garage and the construction of a single storey side/front extension which will be situated to the southern side of the existing dwelling and maintain a minimum separation of 0.64m to the flank boundary. The extension will incorporate a gable end roof and will project 4.3m forward of the adjoining part of the dwelling. Much of the proposed basement area will be situated below the proposed garage.

The application is accompanied by a Design & Access Statement and a site plan showing a Notional Building Line.

Location

The application site is situated along the eastern side of Pines Road, approximately 25 metres south of its junction with Chislehurst Road. The site falls within the Bickley Park Conservation Area.

Comments from Local Residents

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

Comments from Consultees

No technical Highways objections have been raised.

No objections have been raised by the Advisory Panel for Conservation Areas, subject to the development being situated behind the “Notional Building Line”.

Planning Considerations

Policies BE1, BE11 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; safeguard the amenities of neighbouring properties; and to protect the overall character of the Borough’s conservation areas. The Supplementary Guidance for the Bickley Park Conservation Area is also relevant.

No objections have been raised from a conservation perspective.

Planning History

Planning permission was granted for a single storey rear extension in 1997 under ref. 97/00805.

Planning permission was granted for a two storey side extension in 1998 under ref. 98/01296.

Planning permission was granted for a two storey side extension and re-positioning of the garage in 1999 under ref. 99/01012.

Planning permission was granted for a single storey rear extension in 2004 under ref. 04/03577.

Most recently, under ref. 12/01547 a proposed single storey front and side extension also involving the formation of a basement was refused on the following ground:

“The proposed single storey front extension has an excessive projection forward of the established building line and would be harmful to the character and appearance of the Bickley Park Conservation Area and the streetscene in general, contrary to Policies BE1, H8 and BE11 of the Unitary Development Plan.”

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the Bickley Park Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application dwelling is situated within the Bickley Park Conservation Area. Paragraphs 3.1 – 3.2 of the Supplementary Planning Guidance for the Conservation Area describe the area as such:

“Bickley Park Conservation Area is typified by large elegant houses set individually amid mature trees on spacious plots along curving roads, which convey a somewhat rural impression. The Area represents a remarkably homogeneous pocket of development from the early years of the twentieth century, illustrating the layout, setting and architecture popular amongst those inclined - and able to afford - to retreat to a sylvan Arcadia beyond the metropolis.

“Bickley Park illustrates the results of a convergence of several forces around the turn of the century... As an attractive and relatively undeveloped rural area convenient to railway stations, the Bickley area was a logical place for expression of emerging architectural and lifestyle fashions. The Arts and Crafts movement had inspired a group of young architects to reject the rigidity of classicism and reflect upon traditional materials and styles.”

The site currently benefits from having a single storey detached garage to the side of the property which follows the line of the boundary, at an angle with the property. The replacement structure will project approximately 4.3m beyond the adjoining part of the house. In comparison to the application refused under ref. 12/01547 the extent of the proposed forward projection has been reduced from 5.2m.

Although the depth of the replacement structure has been reduced it is still considered that this projection is excessive and will appear out of character in relation to surrounding properties in the area. Although a National Building Line has been provided it is not considered that this is fully representative of the layout of development within the surrounding streetscene – this being based on a neighbouring property situated some 60 metres away – and that this proposal will remain out of character in the area. It will fail to preserve or enhance the character of the Conservation Area and will result in a dominant feature in the streetscene. The forward projection is likely to have some impact on visual amenity for the neighbouring property, although given the angle and orientation of the properties, the visual impact is not considered on balance to be unduly harmful and the impact on light will be minimal.

Given that the proposed basement will not impact upon the external appearance of the property, it is unlikely that this element will harm the character of the Conservation Area. However, this consideration does not outweigh the concerns raised in the preceding paragraphs and it is ultimately considered that this proposal will adversely affect the character and appearance of the application dwelling and of the Bickley Park Conservation Area.

Background papers referred to during production of this report comprise all correspondence on files refs. 97/00805, 98/01296, 99/01012, 04/03577, 12/01547 and 12/03620, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

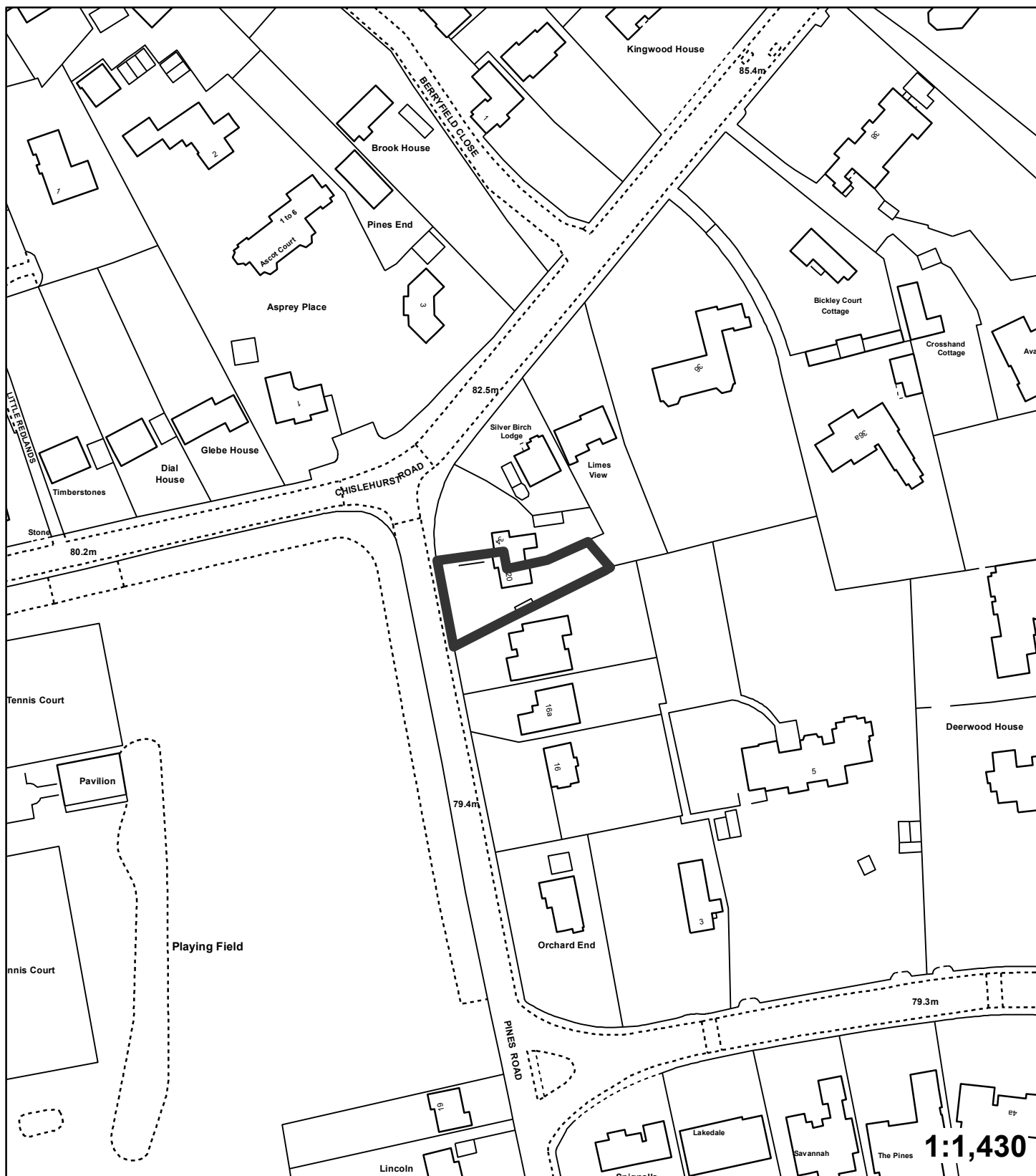
The reasons for refusal are:

- 1 The proposed single storey front extension has an excessive projection forward of the established building line and would be harmful to the character and appearance of the Bickley Park Conservation Area and the streetscene in general, contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan.

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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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