

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

Application No : 13/00028/FULL6

Ward:
Bromley Town

Address : 2 Beadon Road Bromley BR2 9AT

OS Grid Ref: E: 540198 N: 168110

Applicant : Mr And Mrs Dawson

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Historic Flooding
London City Airport Safeguarding
London City Airport Safeguarding Birds
Ravensbourne FZ2
Tree Preservation Order

Proposal

This application seek permission for a revised proposal for that previously permitted under ref. 12/01774 which comprised a single storey rear extension to accommodate a new kitchen area. This application now seeks to extend the width of the proposed extension closer to No.2a to provide a full width extension to the rear of the property.

The extension would be 5m deep in terms of its rearward projection, 13.9m in width and would have a flat roof to a max height of approx. 3.5m. It would be located approx. 2m away from the boundary with No.2a and 1.75m away from the boundary with No.4.

The property currently has an existing single storey conservatory which would be demolished and replaced by the proposed extension.

Location

The application site comprises a two storey detached residential property located within a predominantly residential area towards the northern end of Beadon Road

close to the junction with Cameron Road. The site does not lie within a conservation area or an Area of Special Residential Character.

Comments from Local Residents

At the time of writing this report, no third party correspondence, including letters of objection have been received.

Comments from Consultees

No technical consultation has been sought in respect of this application.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan, The London Plan and National Planning Policy Guidance

BE1 Design of New Development
H8 Residential Extensions

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 2012

The site lies within Flood Zone 2 and no technical consultation is required. A flood risk assessment was submitted under the original application ref. 12/01774.

Planning History

Under planning ref. 00/03807, outline planning permission was granted for a detached dwelling on land adjoining Beadon Road. This dwelling has now been constructed and is known as 2a Beadon Road.

Under planning ref. 12.00485, permission was refused for a single storey rear extension of some 6m in depth which was considered overdominant and detrimental to residential amenity in view of its excessive depth.

Under planning ref. 12/01774, permission was granted for a single storey rear extension of 5m in depth, 10.9m in width and with a flat roof of a max height of 3.5m.

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 lies within a predominantly residential area wherein residential extensions are a common feature to other properties in the immediate vicinity. As

such the principle of extending the property would not be out of character in the area.

Of particular relevance is the fact that permission has already been established for a single storey rear extension under ref. 12/01774 in that the development was acceptable in terms of its impact upon residential and visual amenity. In this case, the 5m depth, 3.5m height and general design and appearance of the extension remains as per the permitted the scheme; however this revised proposal seeks to increase the width of the extension to bring it to within 2m from the flank boundary with No.2a. The extension will bring this development closer to the boundary with No.2a which itself sits on a slightly lower ground level than the application site. Given the orientation of the properties, it is acknowledged that some degree of overshadowing from the proposed extension may occur. On balance, given the reasonable distance of the extension to the boundaries of the site, existing boundary screening and location, it is considered that the extension as enlarged would not result in any significant loss of outlook or privacy for the adjoining occupiers of that neighbouring property or be seriously detrimental to residential amenity in general.

In the event of planning permission being granted, it is noted that this development would not be CIL liable (Community Infrastructure Levy).

Background papers referred to during production of this report comprise all correspondence on files refs. 00/03807, 12/00485, 12/01774 and 13/00028, 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 |
| | ACC04R | Reason C04 |

Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- H8 Residential Extensions

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

- (a) the appearance of the development in the street scene
- (b) the character of the development in the surrounding area

(c) the impact on the amenities of the occupiers of adjacent and nearby properties

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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