

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

Application No : 13/00276/FULL6

Ward:
Shortlands

Address : 72 Kingswood Avenue Shortlands
Bromley BR2 0NP

OS Grid Ref: E: 539109 N: 168363

Applicant : Mr David Harris

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
London City Airport Safeguarding Birds

Proposal

A single storey side and rear extension is proposed. The scheme proposes a maximum 3.7m rearward projection and will be built 150mm from the boundary to the south and 900mm from the boundary to the north. The side element proposes a pitch roof design leading to a flat roof to the side/rear with roof lanterns.

Location

The application site is a detached two storey dwelling located on the east side of Kingswood Avenue.

Comments from Local Residents

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

- high and bulky design – concerns with cutting out light and diminishing quality of outlook

Planning Considerations

The application falls to be determined in accordance with the NPPF, the London Plan and the following policies of the Unitary Development Plan:

BE1 Design of New Development
H8 Residential Extensions

SPG1
SPG2

Planning History

The planning history includes an extant permission for 'single storey side and rear extensions, alterations to roofs of existing side and rear extensions and elevational alterations' – planning ref. 12/00917.

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.

As noted above there is a current planning permission for a single storey side and rear extension (ref. 12/00917). The applicants have submitted this scheme which follows the same footprint but with a revised design.

In terms of impact on the character of the area the pitch roof design to the side element is not uncharacteristic of the vicinity; although a section of the flat roof element is visible from the street scene it is set back c 8.8m from this set back front elevation and offering glimpsed views from the street scene it is unlikely to have such a detrimental impact on the character of the area and the street scene to warrant a planning ground of refusal.

With regard to the proposed rear element, the section nearest to No.74 would project approximately 3m beyond the existing rear wall and that nearest number 70 would extend along the entire side of the existing dwelling and project c 3.7m beyond the existing rear wall to this side. It would be set 150mm off this boundary.

Given the extent of rearward projection and distance from the northern boundary the impacts of the proposal on neighbouring amenity to No. 74 are unlikely to be sufficient to raise a planning concern.

Neighbour concerns from No. 70 have been raised in respect of the impact on light and outlook. No neighbour concerns were raised to the previous proposal which although of the same footprint had a pitched roof design the length of the side element and at a lower pitch to the current proposal.

Historic extensions to No. 70 have resulted in a flank window serving the main part of the kitchen which leads through to an dining area which is served by a rear facing window and a part glazed, south facing rear door.

The proposed development will be built virtually to the boundary with No. 70; approximately 1 metre separation will remain from the flank wall/window of No. 70 which is set to the south of the application site. The pitched roof element will sit directly opposite this flank window, the height of which to the eaves is approximately 2m rising to c 4.3m to top of pitch. The flat roof element has an overall height of c 3.3m. It is noted that the application site is set at a lower level than No. 70.

Whilst there will be some impact on the amenities to No. 70 given the proposed overall height of the flat roof and that the pitch roof slopes away from the flank window, that there are additional windows serving this kitchen/dining area and that the application site is set at a slightly lower level it may be considered, on balance, that the impacts arising from the proposed development may not be so great as to warrant a planning refusal.

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 area.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/00276 and 12/00917, 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 |

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