

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

**Application No :** 13/00386/FULL6

**Ward:**  
**Bromley Town**

**Address :** 48 The Chase Bromley BR1 3DF

**OS Grid Ref:** E: 540831 N: 168939

**Applicant :** Mr White

**Objections :** YES

**Description of Development:**

Single storey rear extension and provision of raised terrace with steps leading to rear garden

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Bromley Town Centre Area Buffer 200m  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Open Space Deficiency  
Ravensbourne River Centre Line  
Ravensbourne FZ2  
River Centre Line

**Proposal**

- The proposal is for a single storey rear extension to infill a space between an existing rear extension and the western boundary.
- The extension will have a rear projection of 3.25m and will have a width of 3.3m.
- A glazed pitched roof is proposed, with eaves at a height of 2.8m and a total ridge height of 3.8m.
- The western flank elevation will be set 0.15m from the boundary at that side and will be constructed of brickwork, with full height glazed patio doors proposed for the rear elevation leading outside.
- Beyond the extension a raised terrace of 0.9m in depth with steps leading into the garden is also proposed.

**Location**

The host dwelling is a semi-detached house in The Chase, Bromley. The host property and its immediate neighbours experience a significant drop in level at the

rear of the houses. The wider area is characterised by similar residential properties where a number of which have been extended at some time in the past.

### **Comments from Local Residents**

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

- potential overlooking towards No.46 due to the position of the raised platform and steps into the garden.

### **Comments from Consultees**

No internal consultations were deemed necessary in respect of this application.

### **Planning Considerations**

Policies relevant to the consideration of this application are BE1 (Design of New Development) and H8 (Residential Extensions).

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

The Council's adopted SPG guidance is also a consideration.

### **Planning History**

In 1999, under ref. 99/03012, an application for hip-to-gable roof alterations and a rear dormer extension was granted planning permission.

In 2003, a single storey side/rear extension with stairs leading to the garden was permitted under ref. 03/01909.

In 2011, under ref. 11/00990, a Certificate of Lawfulness for a single storey rear extension of similar dimensions to that proposed as part of this application was refused. By virtue of the fact that the proposed extension would be within 2.0m of a boundary with eaves that exceeded 3.0m in height, this failed to fall within the tolerances of Class A of the GPDO (1995) as amended, and a planning application is required.

### **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 proposed extension will project 3.25m from the rear of the original dwelling which in itself is not considered excessive on a semi-detached property. The extension will be single storey, but will be set around 1.2m above ground level in

order to overcome the change in level experienced to the rear of properties in this section of The Chase. This change in level at the rear of the properties also results in a need for steps to the rear in order to access the garden.

As the property has an existing single storey rear extension positioned towards the eastern side of the property, the impact of the proposal on properties to the east is considered to be minimal. Regards must be had as to the impact of the extension on the adjoining property to the west (No.46). The adjoining property also experiences this change in level and has a small raised terrace area at its eastern side towards the boundary with No.48. The extension will retain a small (0.15m) separation from the boundary at that side, and has been set at an eaves height of 2.8m which is considered acceptable.

No.46 is set to the west and both properties have gardens that face south, meaning that any impact on light to the ground floor windows of No.46 will be in the morning. This impact is considered to be minimal given the orientation of the houses with a south facing aspect. The extension will have an impact on the outlook of the rear windows of No.46, but this impact is not considered sufficient to warrant refusal of planning permission.

Upon visiting the site, it became clear that the application site already benefits from a terrace area which is currently covered by a pergola and established vegetative screening. The current setup allows the potential to view into the garden towards the rear of No.46, although this is mitigated somewhat by the screening currently utilised. With this in mind, it is considered that the proposal will not result in any impact over and above that currently experienced by the adjacent property, given the orientation of the houses and the topography of the area. The steps leading to the rear garden from the proposal have been positioned to the east of the extension, leading away from the boundary, which is considered to mitigate any potential overlooking issues when entering or exiting the dwelling.

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.

Having had regard to the above it was considered that, on balance, 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. 13/00386, 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

**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

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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