

SECTION '2' – Applications meriting special consideration

Application No : 13/00819/FULL6

Ward:
Bickley

Address : 91 Southborough Road Bickley Bromley
BR1 2EP

OS Grid Ref: E: 542399 N: 167796

Applicant : Ms Annette Jones

Objections : NO

Description of Development:

Two storey side and single storey rear extensions

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads

Proposal

The proposal is for a two storey side and single storey rear extensions.

Location

The site relates to a three storey semi-detached dwelling located on the eastern side of Southborough Road. The surrounding area is characterised by semi-detached properties of varying size and design

Comments from Local Residents

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

Comments from Consultees

N/a

Planning Considerations

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

BE1 Design of New Development
H9 Side Space
H8 Residential Extensions

Planning History

None relevant.

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.

To the rear a single storey extension would extend 2.5m deep, replacing an existing conservatory. It would be 3.3m to the eaves of a flat roof, but the majority of this would be hidden by a boundary wall between this and the adjoining property, suggesting no harm to their amenity.

The dwelling would be extended to the side, converting the existing garage and above the lean-to roof to create ground floor and first floor accommodation. It would be relatively small scale extension and is not considered to unbalance this pair of semi-detached properties, bringing minimal harm to the streetscene.

Although a 2m gap to the boundary is maintained when viewed from the front, the angle of the boundary means that this gap reduces to 0.85m to the rear. The scheme is to be determined by committee due to its breach of Policy H9 regarding side space. Only a small part of the extension would be within 1m of the boundary, and when viewed from the front it appears to maintain sufficient side space. This is considered a marginal allowance and given the reasons discussed above regarding design and amenity, it is deemed a suitable situation to warrant an exception to Policy H9.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00819, excluding exempt information.

as amended by documents received on 12.03.2013

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 ACI17 No additional windows (2 inserts) flank of south side
extension
ACI17R I17 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

5 ACC01R Reason C01
AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

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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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