

Application No : 13/01598/FULL1

Ward:
Shortlands

Address : 49 Shortlands Road Shortlands Bromley
BR2 0JJ

OS Grid Ref: E: 539002 N: 168842

Applicant : Jemcap Ltd

Objections : YES

Description of Development:

Single storey side/rear extension, and conversion of lower ground floor flat to provide 1 two bedroom and 1 one bedroom flats.

Key designations:

Conservation Area: Shortlands
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Open Space Deficiency

This application was deferred by Members at Plans Sub-Committee on 8th August in order to go to Development Control Committee as no decision was reached by Members at the meeting. The earlier report is repeated below.

Proposal

Permission was granted in September 2012 to convert this building into 4 two bedroom flats under ref.12/02120 (one flat per floor), although conversion works do not appear to have started.

It is now proposed to add a single storey side and rear extension to the building in order to enlarge the permitted basement flat and convert it into 1 two bedroom and 1 one bedroom flats, thus resulting in a total of 5 flats within the building.

The single storey side/rear extension, which is located at basement level, would be set back 4.2m from the front of the building, and would abut the north-eastern flank boundary with No.47. It would project 3m to the rear, and while the part of the extension to the side of the house would have a pitched roof, the rear part would have a flat roof.

Location

This large semi-detached property lies on the south-eastern side of Shortlands Road, within Shortlands Conservation Area. To the north and south are similar type properties which have been converted into flats.

Comments from Local Residents

A Ward Councillor who lives nearby has expressed the following concerns about the proposals:

- overlarge rearward extension which would be out of character with the surrounding area
- would change rear building line of matching Victorian properties and would set a precedent
- harmful impact on outlook from neighbouring property
- detrimental to the visual amenities of the Conservation Area
- proposed 1.8m high fence dividing the gardens of the flats would be out of keeping with neighbouring properties which have large open rear gardens and would alter spatial standards.

Comments from Consultees

No objections are raised to the proposals from a highways perspective as the frontage could adequately accommodate up to 5 cars, therefore any overspill onto Shortlands Road is unlikely.

From an Environmental Health point of view, concerns are raised about the inadequate natural lighting and ventilation to the front right-hand bedroom to Basement Flat 1, which was previously to be a kitchen.

The proposals were not viewed by APCA.

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
H7 Housing Density & Design
H9 Side Space
T3 Parking

Planning History

Permission was refused in May 2013 (ref. 13/00460) for a larger part one/two storey side/rear extension to provide 2 two bedroom basement flats on the following grounds:

"The proposed two storey side extension, by reason of its size, height and close proximity to the north-eastern flank boundary, would constitute a

cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards of Shortlands Conservation Area, and contrary to Policies H9, BE1 and BE11 of the Unitary Development Plan."

No appeal has been lodged to date.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of Shortlands Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties, and on parking provision in the area.

The main difference between the current and refused scheme is that the extension will now be single storey only, rather than two storey at the side, thus lessening the overall bulk of the extension when viewed within the street scene. Also, as the extension would now comprise single storey development only, it would not contravene the Council's side space policy which relates only to two (or more) storey development.

The extension would have a pitched roof at the side and a flat roof at the rear, and would project 3m to the rear at lower ground floor level. Although the proposals will have some impact on the outlook from neighbouring flats, the extension, which replaces a raised access platform, is low-level, and the impact is not considered to be significantly harmful to warrant a refusal in this case.

Adequate parking would be provided to meet the needs of the development.

The limited natural lighting and ventilation to the front right-hand bedroom to Basement Flat 1 is not considered to be sufficiently detrimental to warrant a refusal on these grounds alone.

With regard to concerns raised about the 1.8m high dividing fence in the rear garden, planning permission would not be required for a fence below 2m in height.

The revised proposals are therefore considered to adequately overcome the previous grounds for refusal, and are not considered to have a harmful impact on the character and amenities of Shortlands Conservation Area, nor on the amenities of neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/00460 and 13/01598, excluding exempt information.

RECOMMENDATION: PERMISSION

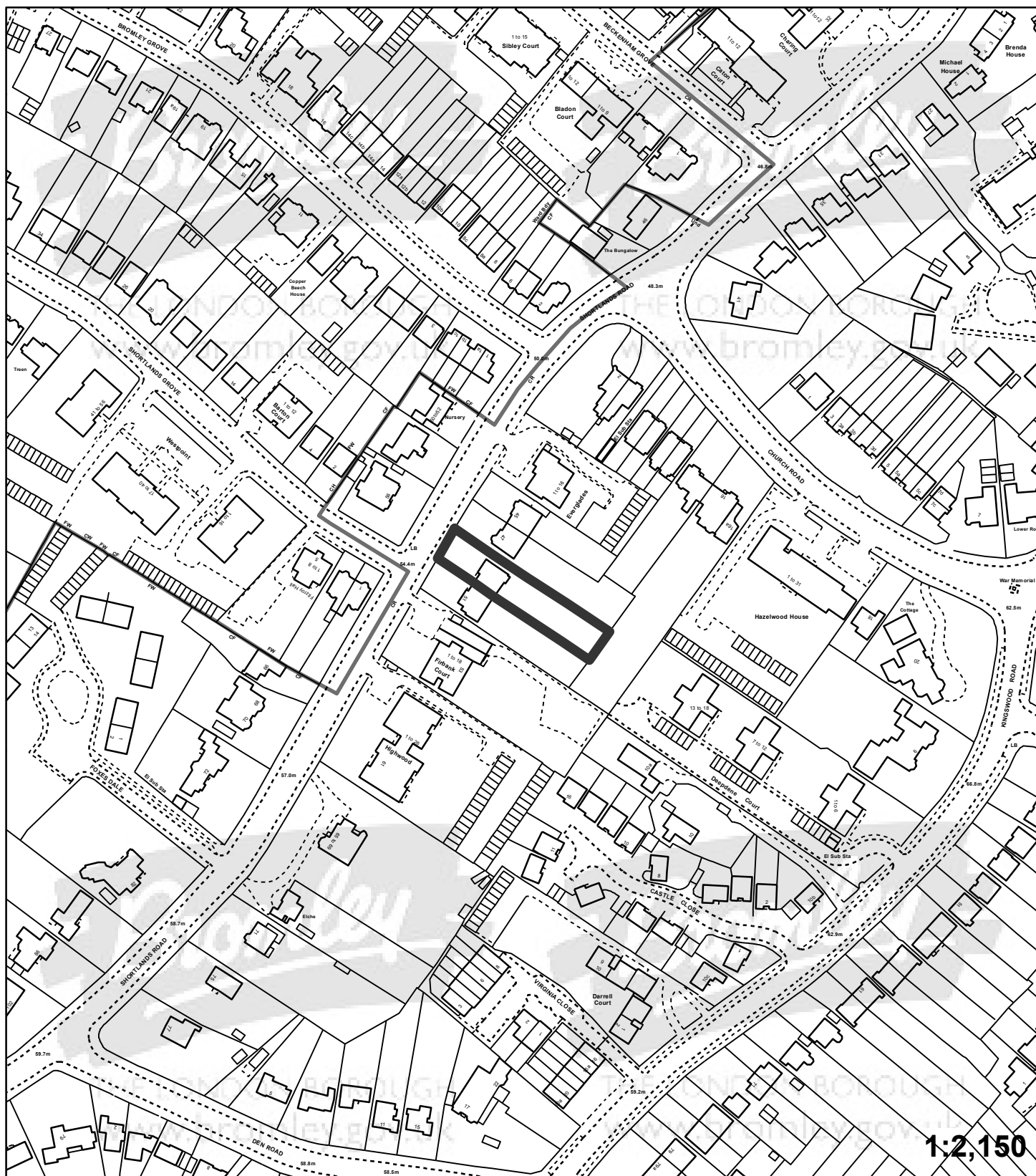
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 4 ACH16 Hardstanding for wash-down facilities
 ACH16R Reason H16
- 5 ACH18 Refuse storage - no details submitted
 ACH18R Reason H18
- 6 ACH22 Bicycle Parking
 ACH22R Reason H22
- 7 ACH29 Construction Management Plan
 ACH29R Reason H29
- 8 ACH32 Highway Drainage
 ADH32R Reason H32
- 9 ACI13 No windows (2 inserts) flank extension
 ACI13R I13 reason (1 insert) BE1
- 10 ACI21 Secured By Design
 ACI21R I21 reason
- 11 ACK01 Compliance with submitted plan
 ACK05R K05 reason
- 12 No loose materials shall be used for the surfacing of the parking and turning
 area hereby permitted.
 ACH15R Reason H15

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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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