

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

Application No : 13/02390/FULL6

Ward:
Bickley

Address : 50 Blackbrook Lane Bickley Bromley
BR2 8AY

OS Grid Ref: E: 543043 N: 167944

Applicant : Mr Jesper Petersen

Objections : YES

Description of Development:

First floor side and part one/two storey rear extensions, roof alterations to provide habitable accommodation in roof space and rear dormer, front porch and front elevational alterations

Key designations:

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

Proposal

- It is proposed to erect a first floor side and part one/two storey rear extensions, roof alterations to provide habitable accommodation in roof space and rear dormer, front porch and front elevational alterations.
- The proposal differs from permission ref. 13/01480 by the addition of a rear dormer extension to the rear of the house to facilitate the additional roof accommodation.

Location

The property is located on the eastern side of Blackbrook Lane. The site currently comprises a large detached two storey dwelling. The area is characterised by similar large detached houses set within spacious plots.

Comments from Local Residents

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

- loss of light and overshadowing, loss of outlook and excessive rear projection, light between buildings will be lost from previous permission.
- impact on character, design and external appearance of the dwelling.

Comments from Consultees

No technical highways objections are raised subject to a standard condition.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions) and T18 (Road Safety) of the adopted Unitary Development Plan.

The National Planning Policy Framework and the Council's adopted SPG guidance are also considerations.

Planning History

Planning permission was refused for the neighbouring property at No.48 under ref. 07/00689 for a two storey rear extension with roof alterations to provide rear dormer.

Planning permission was granted under ref. 13/00539 for first floor side and part one/two storey rear extensions, front porch and front elevational alterations.

Planning permission was granted under ref. 13/01480 for a first floor side and part one/two storey rear extensions, front porch and front elevational alterations (Amendment to approved application ref. 13/00539 to change the roof from a flat roof to a pitched roof).

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 side/rear extension has been granted permission previously and the current proposal seeks to add a dormer to the rear roof slope of the house in order to provide additional roof accommodation. It is considered that the dormer would not add significant or excessive bulk to the dwelling and would not result in a top-heavy overdevelopment, following the submission of amended plans indicating the removal of the originally proposed gabled roof. The dormer will be similar in scale to one granted at No. 60 under ref. 06/02418, and the appearance and scale is considered sympathetic to the architectural design of the roof and the character of the house and the wider area. The refused scheme at no.48 was generally more bulky than this proposal.

The extension projects beyond the rear of No. 52 to the north however the proposal will not result in a further rear projection, only the addition of roof bulk. On

this basis, the first floor extension will continue to be visible obliquely from No. 52 but it is not considered that the additional dormer structure would exacerbate the impact on outlook. Due to the differences in siting of the houses and the limited projection of the first floor beyond the rear wall of No. 52 any loss of light would not be significant or harmful. The bulk of the dormer will be sited away from No. 52 and the modest scale of the dormer will not result in any harm to this neighbouring house.

Amended plans have been received dated 20/08/13 replacing the gable ended rear roof with a rear dormer extension.

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 detrimental impact on the character of the area and would not impact harmfully on the amenities of neighbouring residential properties. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/00539, 13/01480 and 13/02390, excluding exempt information.

as amended by documents received on 20.08.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

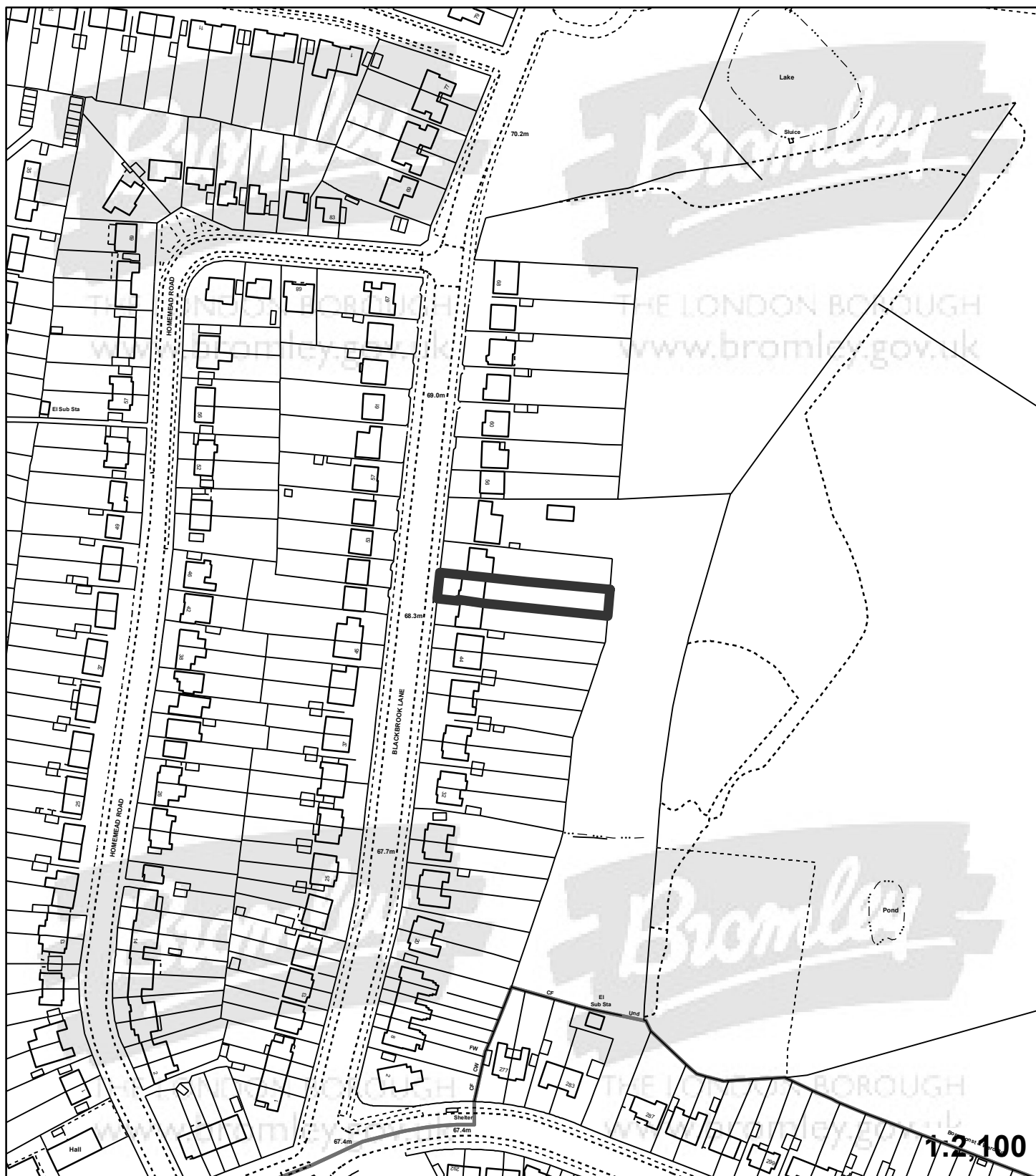
- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACH02 | Satisfactory parking - no details submit |
| | ACH02R | Reason H02 |
| 4 | ACK01 | Compliance with submitted 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.

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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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