

SECTION '2' – Applications meriting special consideration

Application No : 13/02441/FULL6

Ward:
Bromley Town

Address : 74 Coniston Road Bromley BR1 4JB

OS Grid Ref: E: 539254 N: 170595

Applicant : Mrs K Thandi

Objections : YES

Description of Development:

Part one/two storey rear, single storey side, first floor front/side extensions and roof alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Tree Preservation Order

Proposal

The site hosts a detached, two storey single family dwellinghouse. This scheme proposes a part one/two storey rear extension, single storey side extension, first floor front extension and roof alterations to include rear dormer. The rearward projection of the single storey element is 5m and the first floor element 2.5m. The two storey element will be a minimum of 1m from any boundary.

Location

The site is located on the south side of Coniston Road. The levels in the vicinity slope downwards from east to west resulting in the dwelling to the west (72) being at a lower level than the application site. There are a number of protected trees in the vicinity.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and objections were received, as summarised below (the full objections are available to view on file):

- unacceptable over-shadowing resulting in loss of daylight

- extension will be over bearing resulting in a loss of amenity - especially because of the proposed gabled roofs which only go to increase the mass and bulk of the new additions
- because plans do not show the neighbouring properties the drawings do not show accurately how the proposed extensions would affect the neighbouring properties
- proposal conflicts with Planning Policy BE1

Comments from Consultees

Whilst there are protected trees on the site it is noted that no significant trees would be affected by this proposal.

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
H9 Side Space

SPG1
SPG2

Conclusions

The main issues relating to the application are the effect that the proposal 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.

In respect of the first floor front extension it seems unlikely that this element would have a detrimental impact on neighbouring amenities but careful consideration will need to be given as to impact on the street scene; while this element will make for a more imposing façade, on balance, it may be considered that it would not create such a negative impact on the street scene as to warrant a planning refusal.

Objections received from the occupiers of number 72 major around two issues 1) loss of light and 2) visual impact. There is an existing single storey rear extension to number 72 which has the benefit of roof lights. Specific concerns include the impact that the proposed extension would have on light from this source (which helps to bring light into the original part of the living area which has a darker nature due to the single storey rear extension).

A 5m rearward projection is considered to be quite substantial and consideration must also be given in respect of the raised height of the roof within the first floor element, when compared to the existing gables; the impact on neighbouring amenities therefore requires careful consideration. Following objections a site visit was made in order to view the application site from the neighbours at number 72.

There is an obscure glazed flank window to number 72 which serves the living area and two rearward facing windows (the smaller being of stained glass - photos are available on file). There are also roof light windows. The application site sits at a higher level than the property at 72.

It is likely there will be some impact on the daylighting reaching to the flank window of number 72 and the extent of the impact from the proposed development on this flank window and the rooflights requires careful consideration. The extent of the two storey projection is 2.5m and 5m for the single storey therefore the proposed single storey element will project beyond the existing extension to number 72.

The rear gardens are of a south, south-westerly orientation; the separation from the flank wall of number 72 will be in the region of 2m (1m to the boundary); there are a number of windows which serve the living area. Given the combination of these elements it may be considered, on balance, that adequate light will remain and the impacts arising from the proposed development in this respect may not be so sufficiently detrimental to justify a planning refusal.

Given existing development (and taking into account the existence of the roof lights), siting and orientation it may be that in this particular instance the projection proposed may not be unacceptable and the roof alterations to the rear, the rear dormer and the proposed 2.5m rearward projection at first floor level are not considered to have such an untoward visual impact to raise a planning objection.

Extensions and work to number 76 are currently being undertaken. This includes a single storey staggered rear element. It is likely that the single storey rear element currently under construction will help to off-set some of the impacts from the proposed extension to the application site. Additionally, there is approximately a 2m side space allowed to this boundary and no neighbour objections have been received from number 76.

Whilst there are protected trees on the site it is noted that no significant trees would be affected by this proposal.

Having regard to the above Members may consider 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 file ref. 13/02441, 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 | ACI12 | Obscure glazing (1 insert) to the west flank roof slope |

4	ACI12R	I12 reason (1 insert)	BE1
	ACK01	Compliance with submitted plan	
	ACC01R	Reason C01	

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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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