

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

Application No : 13/02095/FULL6

Ward:
Bickley

Address : 58 Sundridge Avenue Bromley BR1 2QD

OS Grid Ref: E: 542256 N: 170271

Applicant : Mr S Newman

Objections : YES

Description of Development:

First floor side extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Open Space Deficiency

Proposal

Permission is sought for a first floor side extension. The extension matches the width of the existing ground floor garage at 4.7 metres and is contained within the footprint of the this existing element. A hipped roof is proposed to the same design as the existing property.

Location

The application site is located to the southern edge of Sundridge Avenue near to the junction with Elmstead Lane and Logs Hill to the east and features a two storey detached dwelling. The site and the surrounding properties are covered by a Tree Preservation Order.

Comments from Local Residents

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

- the Sundridge Residents Association object on the grounds that the original development of houses is already intensive and the single storey elements soften the impact, the proposal would be an overdevelopment of the site.
- the immediate neighbour has asked for privacy to be respected during the construction phase
- the development would set a precedent for other properties on this row and harm the visual aspects of Holmbury Park.

It is not considered that the proposal would harm any trees.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
NE7 Development and Trees

Supplementary Planning Guidance 1 and 2

The National Planning Policy Framework

Property History

There is no planning history for the site. However, of note are applications refs. 08/01765/FULL6 and 09/01909/FULL6 at No.54 which granted permission for a first floor side extension, two storey side and single storey rear extension

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 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.

The property benefits from a single storey side extension that is utilised as a garage, this is not part of the proposal and no changes to the existing parking arrangements are proposed. The first floor extension would be contained within the footprint of the ground floor element and no side windows are included with two standard sized windows proposed to the rear. It is not considered that there would be any loss of privacy to No.56A or the properties behind beyond that of the existing first floor rear windows. Given the orientation of the properties it is also considered that no significant loss of light would result from the proposal.

In terms of the streetscape and the spatial standards of the area, the proposal allows for a 1 metre side space to the western boundary. This complies with Policy H9 and the overall design of the proposal, being set back from the projecting front feature and allowing for a hipped roof of the same pitch and the existing property, is considered to satisfy the requirements of the Council's adopted supplementary planning guidance on design matters. As such it is not considered that the proposal would be contrary to policy and that the overall impact of the proposal is acceptable.

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 a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

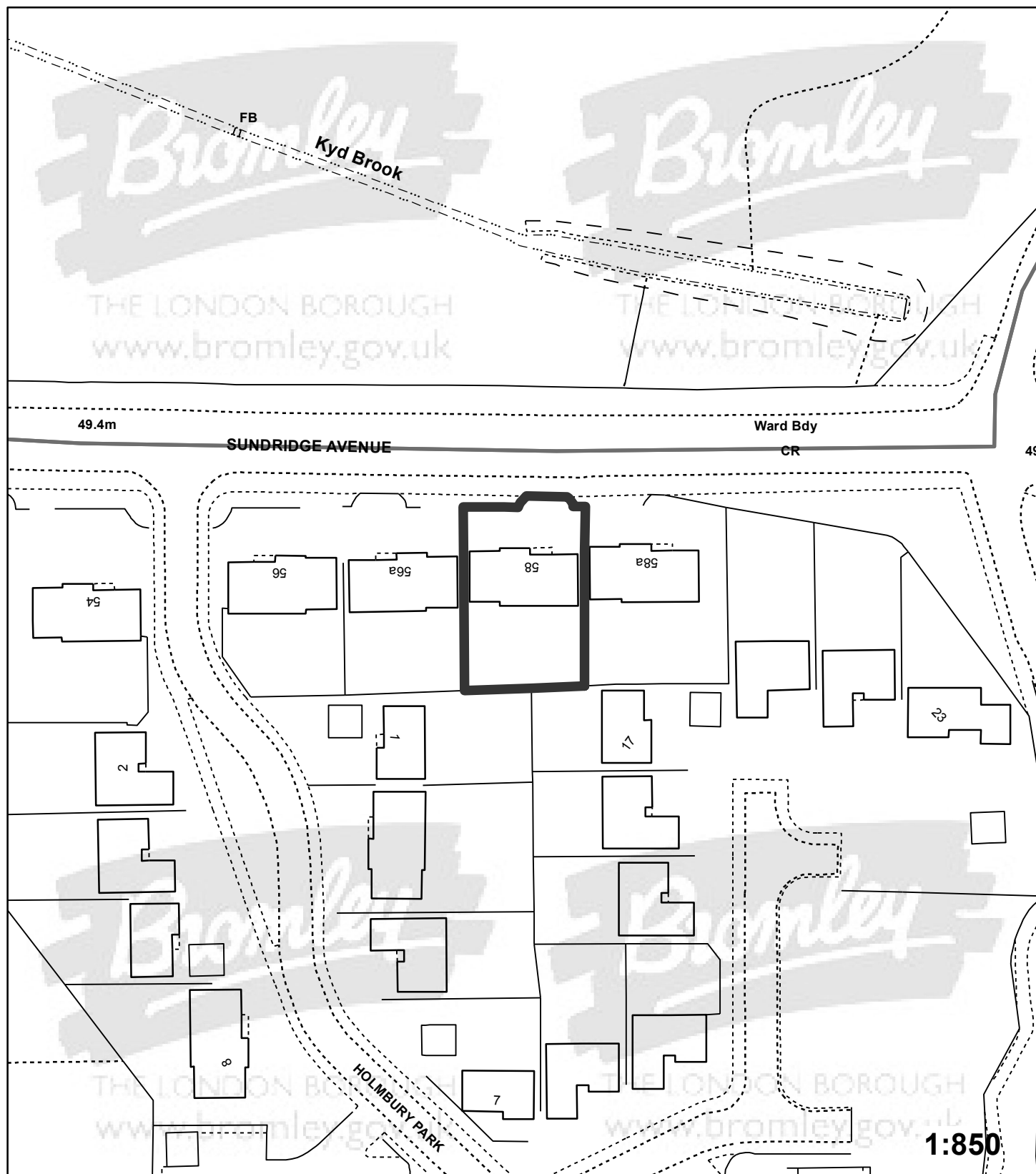
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan
 ACC01R Reason C01
- 4 ACI13 No windows (2 inserts) western first floor development

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

Application:13/02095/FULL6

Address: 58 Sundridge Avenue Bromley BR1 2QD

Proposal: First floor side extension



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.