

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

Application No : 13/02602/FULL6

Ward:
Bickley

Address : 1 Mount Close Bromley BR1 2PH

OS Grid Ref: E: 542085 N: 169763

Applicant : Mr And Mrs Mark Finch

Objections : YES

Description of Development:

Two storey front extension, first floor front/side extension, pitched roof to front and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Urban Open Space

Proposal

Planning permission is sought for the following:

- two storey front extension
- first floor front/side extension over existing single storey element
- elevational alterations including partially blocked up ground floor window

Location

The property is located in a small close and is one of four detached houses off of Mavelstone Road and is surrounded by Mavelstone Road Conservation Area (although the property itself does not fall within the conservation area boundary).

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations received (including a letter on behalf of the Sundridge Residents Associations) are summarised as follows:

- The Mount (property on Mavelstone Road) owns the access road
- concerns about the impact of building works on the road, will cause damage

- access road is not designed for heavy lorries etc..
- concerns over provision of trade parking during building work
- impact of noise and dust from construction
- fire and safety concerns due to access
- no provision for extra parking - limited at present
- increase size of property not in-keeping with surrounding properties

Comments from Consultees

No internal or external consultations were made regarding this application.

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
H8 Residential Extensions
H9 Side Space

Planning History

Most recently, planning permission was granted in 2006 (ref. 06/01196) for single storey extension to front and single storey rear extension to swimming pool and first floor rear balcony. Under ref. 04/00537, part one/two storey rear and first floor side extension was also granted and both of these permission have been implemented.

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 property is also adjacent to Mavelstone Road Conservation Area.

The application site is located off of Mavelstone Road, and is the first property in Mount Close. The dwelling is a detached and set back from the road and is well screened. The proposed extensions would result in two front extensions that would substantially alter the appearance of the property. However the proposed extensions are well designed and Members may consider that the extensions enhance the appearance of the property.

The proposed first floor would be constructed up to the boundary to the south eastern side. Although this is less than the minimum 1m side space normally required for two storey developments, given that the proposed extension is set back from the road and the rear garden of the adjacent new dwelling abuts the proposed extension, Members may consider that the proposal is acceptable to comply with Policy H9.

To the south of the site, new dwellings have been constructed at the site of No.4 Park Farm Road. There are now 4 detached houses sited to the south of the application site. There is vegetation screening along this boundary and it is not considered that the proposal would have any further impact upon these dwellings than the existing house itself. One first floor flank window is proposed to serve an ensuite bathroom which is recommended to be obscure glazed via condition.

Although the existing dwelling already benefits for extensions, on balance, the current proposal is also considered acceptable given its location within the streetscene and relationship with the adjoining neighbours.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02602, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

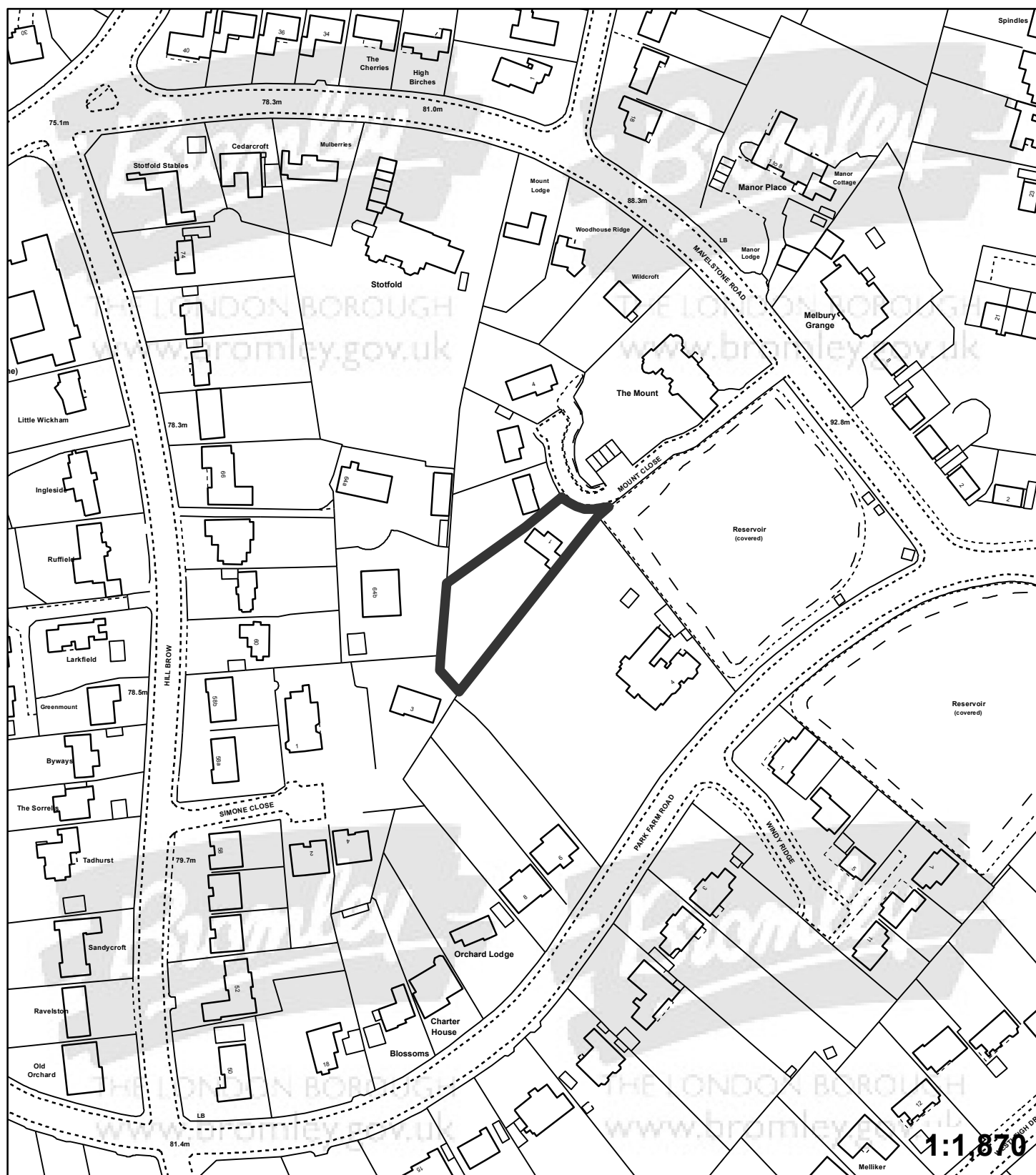
- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 Before the development hereby permitted is first occupied the proposed window(s) in the ground floor flank elevation of the single storey rear extension shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.
ACI11R Reason I11 (1 insert) BE1
- 4 ACI17 No additional windows (2 inserts) first floor flank extension
ACI17R I17 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

Reason: In the interest of the visual and residential amenities of the area.

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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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