

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

Application No : 13/02700/FULL6

Ward:
Bromley Town

Address : 36 Stanley Road Bromley BR2 9JH

OS Grid Ref: E: 541070 N: 168404

Applicant : Mr J Lister

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The application property is a modest semi-detached house with a ground floor footprint measuring 14.5m x 4.3m. It is proposed to extend this property at ground floor level to the rear. The extension would feature a flat roof and would extend to a maximum height of 2.7m, the depth of the extension would be 6m it would extend across the full 4m width of the house.

There is currently a small single storey extension that has a max height of 2.45m and a small brick built outbuilding to the rear both of which would be demolished to make way for the proposal.

Location

The locality is mainly residential in character with some low key commercial elements close by. The adjoining house at No.37 has also been extended at single storey level to the rear and projects beyond the existing rear extension at the application property to a depth of just over 3m.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and one letter of objection was received from the owner of the neighbouring property which can be summarised as follows:

- the proposals appear to be acceptable however we are keen to ensure that the proposals do not exceed the height of the existing small extension which we believe to be no more than 3m in height.
- the proposed maximum height of the extension should be stated on the drawing and scaled drawing should not be relied upon to determine the maximum construction height .

Planning History

Under planning ref. 13/01793, planning permission was refused for a similar proposal for the following reason:

"The proposed extension due to its height and excessive rearward projection would be unduly harmful to the residential amenities that occupants of the adjoining dwelling might reasonably expect to be able to continue to enjoy by reason of visual impact and loss of light thereby contrary to Policies BE1 and H8 of the Unitary Development Plan."

The main change to the current application relates to the roof treatment. Previously a sloping roof was proposed which had a maximum height of approx. 3.4m adjacent to the boundary with No.37. The current proposal indicates a flat roof and at max. height of 2.7m which is some 0.70m lower.

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

The Council's adopted supplementary planning guidance is also a consideration.

Conclusions

The main issue in this case is the depth of the extension proposed. At 6m this far exceeds the depth of extension that is normally considered acceptable, particularly for a property of this type. It is also noted that the reason for refusal refers to both the height and depth of the extension as being excessive.

Notwithstanding the above, the extension has now been reduced significantly in height by 0.70m to a maximum height of just 2.7m. The applicant's agent has also provided confirmation by e-mail dated 24.10.2013 that the height of the extension will be 2.7m.

Furthermore the existing extension and adjoining outbuilding extend to approx. 4m in depth along the flank boundary with No.37. Finally, in view of the modest height proposed it is considered that the proposal would not be unduly harmful to the adjoining property or the character and appearance of the original house.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01793, excluding exempt information.

as amended by documents received on 24.10.2013

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 ACI13 No windows (2 inserts) northern and southern
 extension
 ACI13R I13 reason (1 insert) BE1
- 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 appearance of the building and the visual amenities of the area.

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Proposal: Single storey rear 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"

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