

SECTION '2' – Applications meriting special consideration

Application No : 13/03335/FULL6

Ward:
Hayes And Coney Hall

Address : 33 Cheriton Avenue Bromley BR2 9DL

OS Grid Ref: E: 539922 N: 167627

Applicant : Mr Andrew Larkam

Objections : NO

Description of Development:

Part one/two storey side/rear and single storey front extensions and elevational alterations

Key designations:

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

Proposal

The proposal is to demolish the existing garage and erect a two storey front/side extension to create a store room to the front with a new downstairs WC, and to rebuild the kitchen away from the shared boundary for the majority of the depth, abutting the boundary beyond the main house. Upstairs, two new bedrooms will be created.

No new windows are proposed for the new first floor side or ground floor side elevation towards No.31. The front elevation will retain double garage doors on the ground floor with a new window in the front elevation at first floor level.

The proposed front extension will cover the space between the proposed WC and store with entrance porch with a pitched roof, incorporating two velux rooflights. This extension would mirror the existing forward projection of the WC (2.0m).

Location

The host dwelling is a detached house at the western end of Cheriton Avenue, Bromley. The area is residential in nature characterised by post-war dwellings with characteristic open frontages. The houses in the immediate area are largely of the same type and style, gable ended with garages pulled forward of the main front building line.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and, at the time of writing no representations were received.

Comments from Consultees

From a Technical Highways perspective, the development will result in loss of one parking space by conversion of the garage to habitable accommodation. However, there are spaces available within the site's curtilage which would be utilised for parking. Therefore, on balance, no objection is raised subject to a standard planning condition.

In terms of Trees and Landscaping, no significant trees would be affected by the proposal.

Planning Considerations

Policies relevant to the consideration of this application are: BE1 (Design of New Development), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

The Council's Supplementary Planning Guidance is also a consideration.

Planning History

13/00845/FULL6 - an application for a two storey front and first floor side extension, two storey front extension with front canopy, single storey rear infill extension and elevational alterations was refused. The proposal was deemed to constitute an over dominant addition, out of character with the area.

The applicants lodged an appeal with the Planning Inspectorate in respect of this decision, which was dismissed.

13/02097/FULL6 - a revised application for a part one/two storey front, side and rear extension and front porch was granted planning permission.

This current application seeks to make revisions to this approved development in respect of the front entrance porch and the width of the 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 proposal is largely similar to that granted planning permission under ref. 13/02097/FULL6, and incorporates some design changes in respect of the proposed front porch, and seeks to increase the width of the rear extension at ground floor level. The ground floor window in the flank elevation permitted previously has also been removed from this revised proposal.

The previous approved development included the conversion of an existing downstairs WC into an entrance way. This forward projection at ground level is evident in the area and is a feature of the original dwellings. Therefore, this element was not considered to create an overly dominant feature when viewed from the streetscene, in line with Policy H8 and the Council's SPG guidance. The current application seeks to revise the design of this front extension to 'infill' the space between the WC and proposed 'store' area with a pitched roof with two velux rooflights. This change would not add any additional forward projection, and in effect would continue the line of the pitched roof over the 'store' area to cover the front WC area, and create a slightly larger internal hallway.

This change is not considered to detract from the streetscene to such an extent as to warrant refusal of planning permission, and is therefore considered acceptable on balance.

The original application submitted by the applicants (ref. 13/00845/FULL6) failed to comply with Policy H9 in respect of side space provision for the full height and length of the proposed extension, and was subsequently refused planning permission by the Council. The applicants submitted an appeal to the Planning Inspectorate under ref: APP/G5180/D/13/2200694. Although ultimately dismissing the appeal, in paragraph 8 of his report the Inspector noted the following:

"...Policy H9 states that for proposals two or more storeys in height a minimum separation width of 1m from the site boundary, for the whole extension should be provided. In this instance the existing single storey garage is currently built up to the boundary with No.31 although the proposal would pull the new two storey element back 1m from the boundary. The existing single storey kitchen/breakfast room addition, abutting the boundary, would remain, but as this lies behind the proposed extension I find no conflict with the aims of Policy H9".

The current proposal would set the extension in by the requisite minimum 1.0m for the majority of the length of the side elevation for the full two storey height, but would abut the boundary at the rear beyond the main bulk of the two storey addition. The element that adjoins the boundary with No.31 would be set back from the front building line by around 6.5m, and would mirror the existing relationship at the site.

Although a technical breach of the Council's side space policy, in light of the visual appearance of the proposed extension and the comments of the previous Inspector, it is not felt that the overall impact of the proposal would be detrimental to the spatial standard evident in the area, or result in a development with a cramped appearance. On balance, the revised design is considered acceptable.

Having had regard to the above it was considered that the siting, size and design of the proposed extension 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. In the interest of consistency, the same conditions that were attached to permission ref. 13/02097 should be attached to any permission granted. The

condition relating to the obscurity of the proposed ground floor window in the flank elevation is no longer relevant and as such has been omitted.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03335, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

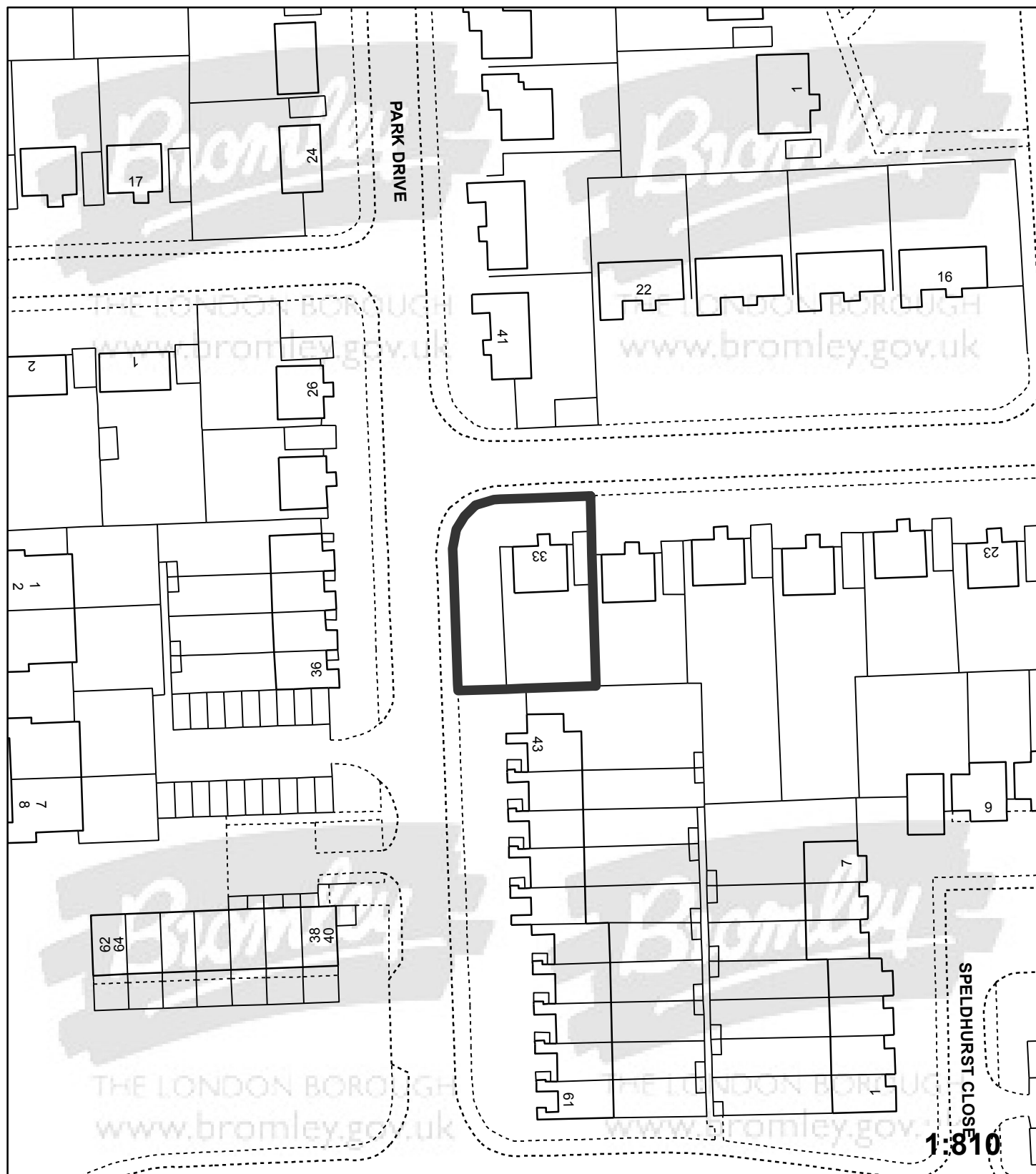
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI13 No windows (2 inserts) ground and first floor side
 extension
 ACI13R I13 reason (1 insert) BE1 and H8
- 4 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 5 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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