

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

**Application No :** 13/02751/FULL6

**Ward:**  
**Plaistow And Sundridge**

**Address :** 23 Edward Road Bromley BR1 3NG

**OS Grid Ref:** E: 541030 N: 170474

**Applicant :** Mr And Mrs Ben Tan

**Objections :** YES

**Description of Development:**

Single storey side and rear extension

Key designations:

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

**Proposal**

A single storey rear/side extension is proposed. The extension would span 10.6m in width, would be a maximum of 5.4m in depth and would host a flat roof with height of 3.1m.

**Location**

The application property is a two storey property located on the north-western aspect of Edward Road.

The surrounding area is predominantly residential in character.

The host property is not listed and is not within a conservation area.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and one representation was received. This was concerning the potential loss of light to the neighbouring property at 25a Edward Road.

## **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

## **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 proposed extension would have a visually lightweight appearance and would be subordinate to the host property. Whilst it is acknowledged that the proposal is considerable in depth and width, it is noted that the proposed extension would not extend beyond the extension of the neighbouring property. Additionally, this property has a number of flank windows at ground floor level although these are mostly obscure glazed. Photographs were taken from within the neighbouring property, and it is noted that while the extension would have an impact on light to the obscure glazed side window this would be relatively unsubstantial, especially in light of the roof lantern and largely glazed rear elevation that exists. As such, it is considered that there would be no significant impact on residential amenity.

The existing garage would be extended forward by 3 metres and this would be close to a non-obscure glazed window to the neighbouring property, 25A Edward Road. Again, photos were taken from the location of this window(outside). It is evident that there is already limited light to this window due to the boundary fence and the flank wall of the host property. While it is accepted that the proposal would have an impact on the light to the neighbouring property it is felt that it would not be significantly worse than the existing position.

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                       |

|   |        |                                |
|---|--------|--------------------------------|
| 3 | ACC04R | Reason C04                     |
|   | ACK01  | Compliance with submitted plan |
|   | ACK03R | K03 reason                     |

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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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