

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

Application No : 13/02970/FULL6

Ward:
**Bromley Common And
Keston**

Address : Dell View Westerham Road Keston BR2
6HH

OS Grid Ref: E: 542078 N: 164788

Applicant : Mr J Hughes

Objections : YES

Description of Development:

Two storey front, side and rear extension and single storey rear extension and increase in roof height to incorporate front and rear dormer extensions

Key designations:

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

Proposal

The proposal is for a two storey front, side and rear extension. The height of the roof will also be increased and front and rear dormer extensions are proposed. A single storey extension (orangery) is also proposed to the rear of the property.

The proposals represent the substantial increase in the footprint and floorspace of this detached property. The overall depth of the property will increase from 8.8m to 15.6 m (including 3.6m at single storey level), height from approx. 6.6 m to approx. 10.2 m. A 1.5m side space is maintained to the flank boundary of the property with Green Leaves, and a 2.1m side space to the boundary with The Thicket.

No garage is provided as part of the proposals.

Location

The property is located on the east side of Westerham Road, approximately opposite the junction of Westerham Road with Beechwood Drive.

Comments from Local Residents

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

- the proposal is for three storey development and will be out of character in Westerham Road where all other properties are only two storeys.
- the view from the dormer windows will reduce the level of privacy to the rear gardens of properties in Longdon Wood.
- overlooking and loss of privacy to rear garden of Green Leaves.
- loss of natural light to rear of Green Leaves.
- the scale of the proposed increase in the size of the dwelling which represents an overdevelopment of the site.
- no garage is provided.

The case officer visited the occupiers of 30 Longdon Wood, to view the site from their property. Photographs taken are available on the file.

Comments from Consultees

No comments to report.

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
BE11 Conservation Areas

Planning History

No relevant planning history on the site

Conclusions

The main issues relating to the application are the impact of the proposal on the streetscene and the adjoining Conservation Area, and the amenities of the surrounding residential properties.

Whilst the proposals represent a substantial increase to the size and floorspace/footprint of this detached dwelling, the property is located on a large plot, and there is considered to be adequate separation to the boundaries of the property with the adjoining dwellings. A 1.5m side space is maintained to the flank boundary of the property with Green Leaves, and a 2.1m side space to the boundary with The Thicket.

As stated above the proposal will increase the overall depth of the property from 8.8m to 15.6 m (including 3.6m at single storey level). However, due to the level of separation between the application site and the adjoining dwellings, this is not

considered likely to be detrimental to the residential amenities of the adjoining properties.

The property is well screened from properties to the rear of the site by existing vegetation. The applicant has also agreed to erect a 2m high closeboard fence around the perimeter of the site and surrounding gardens which will improve the security of the site and further reduce the potential for overlooking

No.30 Longdon Wood has been visited by the case officer and it is not considered that the height of the proposal or the presence of dormer windows on the rear roof slope will result in an unacceptable level of overlooking and loss of privacy to the 30 Longdon Wood or other surrounding residential properties.

The site is adjoining a Conservation Area (located to the rear). As indicated above, the application site is well screened from the properties to the rear by existing vegetation and the proposed 2m high close board fencing and no unacceptable impacts on the Conservation Area are considered likely as a result of this proposal.

Whilst this proposal represents a significant increase in the size of the host dwelling, the size of the plot and the relationships with the adjoining dwelling are such that, on balance, the proposal is considered to comply with all relevant policies as identified above, and is therefore recommended for planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02970, excluding exempt information.

as amended by documents received on 29.10.2013

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 ACK01 Compliance with submitted plan
 ACC04R Reason C04
- 4 Before the development hereby permitted is first occupied, the proposed window(s) at first floor level on the northern and southern flank elevations of the extension hereby permitted shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
 ACI12R I12 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) flank extensions
 ACI17R I17 reason (1 insert) BE1

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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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