

SECTION '2' – Applications meriting special consideration

Application No : 13/02565/FULL6

Ward:
Bickley

Address : 11 Mavelstone Close Bromley BR1 2PJ

OS Grid Ref: E: 542207 N: 169997

Applicant : Mr Joe Osunde

Objections : YES

Description of Development:

Single storey rear extension to be used as therapy centre

Key designations:

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

Proposal

This detached property was previously extended in the mid-1990s by way of ground and first floor extensions, and it is now proposed to add a single storey rear extension which would project 16m beyond the rear of the dwelling, for use as a therapy centre by the applicant's disabled son. The extension would comprise a hydrotherapy pool, therapy and treatment rooms, and associated shower, store and pump rooms, and would be linked to the main dwelling by a short corridor situated centrally within the rear elevation.

A detached garage which is currently located in the rear garden of the property adjacent to No.12 would be demolished in order to allow for the construction of the extension.

The main part of the building would measure 12m in length, 6.8m in width and 4m in height, and would be set back 0.9m from the eastern side boundary with No.12. The extension would maintain an 8m separation to the western flank boundary with No.10, and would retain a 32m deep rear garden. The link extension would have a lower height of 3.1m.

Location

This detached chalet bungalow is located at the far eastern end of the cul-de-sac, to the north of the turning head, and lies between two detached bungalows at Nos.10 and 11 Mavelstone Close.

The surrounding area is characterised by a mixture of detached bungalows and two storey dwellings, including a number of recent redevelopments.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received, including from Sundridge Residents' Association, which can be summarised as follows:

- overdevelopment of the property
- the property has already been extensively developed
- extension is of an unacceptable scale and would dominate the original house
- proposals would be detrimental to the outlook from the adjoining properties
- likely loss of tree in rear garden of No.12 would further impact on outlook from the adjoining property
- query over whether the therapy centre would be used just by the applicants, or whether it would be used commercially which would be inappropriate in a residential area
- noise nuisance from the use of the pool and the pool pump
- potential loss of trees and bushes
- contrary to Policies H8 and BE1 of the Unitary Development Plan.

In response to the concerns raised by residents, the applicant has confirmed the following:

- the proposed extension is for use by the family only as an ancillary residential facility, and not for any commercial purpose
- the extension and facilities it would provide are required by the family due to the son's complex medical needs and will help give the son a better quality of life (a full statement is available on file)
- the existing sycamore tree within the rear garden of No.12 adjacent has repeatedly damaged the roof of the existing outbuilding to be replaced and some stored equipment, incurring repair costs by the applicant.

The full supporting statement is available on file for Members' information.

Comments from Consultees

The Council's Highway Engineer raises no objections to the proposals as the extension would be for personal use only.

With regard to drainage issues, this site is considered suitable for the drainage of surface water to soakaways, and no objections to the proposals are therefore raised.

Environmental Health and Thames Water raise no objections to the proposals.

With regard to the impact on trees, the proposals show the retention of a sycamore tree in the neighbouring garden of No.12 next to the existing garage, however, due to its location, the tree does not have a long-term future and is not considered to be a suitable candidate for a Tree Preservation Order.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

BE1 Design of New Development
H8 Residential Extensions

Planning History

An appeal against the non-determination of application ref. 95/00467 for a side extension to this property along with a new roof with front and rear dormers was dismissed in November 1995 due to the proximity of the extension to the boundary and the positioning of a chimney.

A subsequent application (ref. 95/02829) for a single storey side extension, bay windows to the front, side and rear, and the increased height of the roof to provide first floor accommodation along with front and rear dormers was permitted in February 1996, and has been implemented.

Front boundary walls with railings and gates were permitted in 2010 under ref. 09/03223.

Conclusions

The main issues in this case are whether the proposals comprise an overdevelopment of the site, and the impact of the extension on the amenities of neighbouring properties and on the character and appearance of the surrounding area.

Policy BE1 of the UDP requires new extensions to complement the scale, form, layout and materials of adjacent buildings and areas, and seeks to protect the amenities of neighbouring properties.

Policy H8 of the UDP requires residential extensions to blend with the style and materials of the host dwelling, and ensure that spaces or gaps between buildings are respected where these contribute to the character of the area.

The proposed extension would be confined to the rear of the property with only a small portion that would be visible on the eastern side of the dwelling in the location of the existing garage to be demolished. A separation of 0.9m would be retained to the boundary, and the proposals are not, therefore, considered to have a detrimental effect on the character and spatial standards of the surrounding area.

Although the proposed extension would cover an area of approximately 92sq.m., the overall plot area is of considerable size with the rear garden extending a further

32m to the rear. The proposals are not, therefore, considered to result in an unacceptable overdevelopment of the site. Members should also note that the extension requires planning permission due to its siting and the proposed link to the main house. In other circumstances, an outbuilding of similar scale (without a link and located 2m from the boundary) could constitute "permitted development".

With regard to the impact on neighbouring properties, the proposed extension would extend considerably further to the rear and would impact to a certain degree on the outlook from the adjacent properties, although due to its northerly orientation, it would not result in any significant loss of sunlight.

The main part of the extension would be set back 0.9m from the eastern flank boundary with No.12, and would in part replace an existing garage located closer to the boundary. Although the extension would have a higher pitched roof than the existing flat roofed garage, and would extend slightly further forward and approximately 4m further to the rear than the garage, the dwelling at No.12 is set further away from the boundary with a garage building located along the boundary with No.11. Although the extension would be visible from the rear windows and rear garden of the neighbouring property, Members may consider that the loss of outlook would not be to such an extent as to warrant a refusal in this case.

With regard to the impact on No.10 located to the west of the site, the proposed extension would maintain an 8m separation to the boundary with this property, which is considered sufficient to adequately protect the amenities of the adjoining residents. Furthermore, a good level of screening already exists along this boundary which would further reduce its visual impact from this property.

It is therefore considered that the proposals would not unduly affect the amenities of neighbouring properties.

Due to the nature of the proposed use of the extension, it is considered appropriate to add a planning condition to restrict its use for purposes incidental to the main dwelling only, in order to prevent severance.

Background papers referred to during production of this report comprise all correspondence on files refs. 95/00467, 95/02829 and 13/02565, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|-----------------|--|---------------|-----------|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years | | |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 | | |
| 3 | ACI17
ACI17R | No additional windows (2 inserts)
I17 reason (1 insert) | eastern flank | extension |
| 4 | ACK01
ACK05R | Compliance with submitted plan
Reason K05 | | |

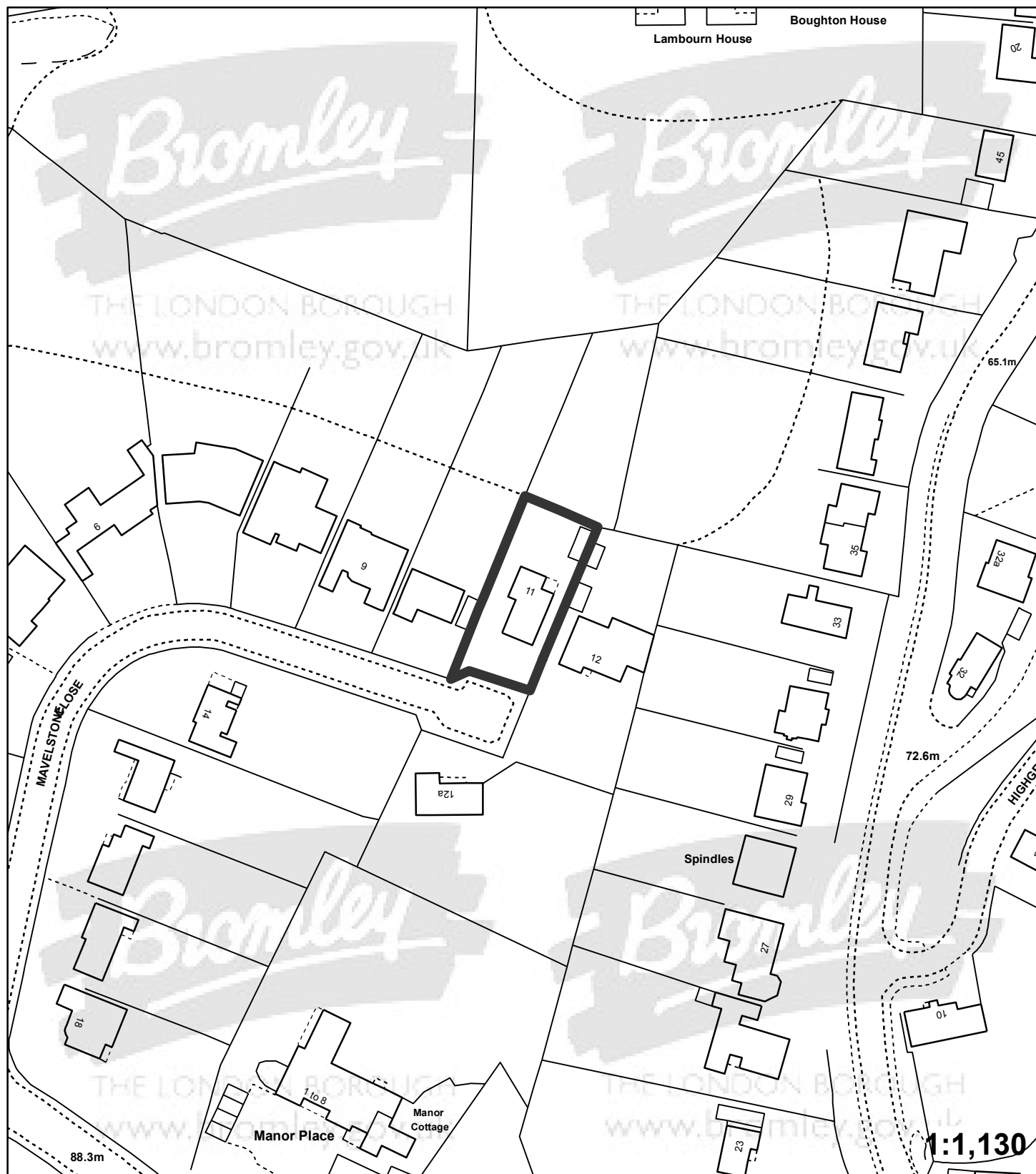
5 The extension hereby permitted shall be used for purposes incidental to the main dwelling and for no other purpose.

Reason: In order to comply with Policies H8 and BE1 and to ensure that the accommodation is not used separately and unassociated with the main dwelling.

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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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