

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

Application No : 13/03020/FULL6

Ward:
Plaistow And Sundridge

Address : 70 Park Road Bromley BR1 3HP

OS Grid Ref: E: 540874 N: 169697

Applicant : Mr James Gore

Objections : YES

Description of Development:

Two storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

The application seeks to erect a two storey rear extension at lower and upper ground floor levels. This would involve the removal of an existing lower ground floor projection and the widening and squaring-off of the existing two storey projection, bringing it in line with the flank wall of the main house. The addition of two flank windows to the main dwelling is proposed at upper ground floor level.

Location

The application property is a semi-detached property located on the southern aspect of Park Road. The host property is currently in use as a single dwelling. The application site is not within a designated Conservation Area, and the property is not listed.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and a summary of the representations received are as follows:

- loss of sunlight/daylight to 72 Park Road

- loss of privacy
- loss of prospect
- detrimental streetscene impact to Freelands Road

A sunlight study has been submitted demonstrating the impact of the proposed extension on 72 Park 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

Planning History

There is no relevant planning history on this site

Conclusions

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 proposal includes the removal of an existing lower ground floor rear projection and the addition of an enlarged two storey rear extension, with a flat roof. The proposed extension would infill the area between the existing 2 storey rear projection and the main flank wall. This equates to an additional width of 2.60m and additional height from ground level of 4.50m.

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. These will be addressed in turn.

Impact on the character of the area:

The applicant has amended the originally submitted drawings to include two sash windows to the rear elevation at upper ground floor level. The lower ground floor level would host a set of four bi-folding doors. This largely glazed appearance is considered to help provide a sense of subordination to the host property. The applicant has indicated that materials would match those in the existing dwelling and this is favourable. The addition of two flank windows is considered, from a design perspective, to be acceptable. It is noted that the objection received expresses concerns over the streetscene from Freelands Road although it was noted on site that a number of properties benefit from extensions with varying roof pitches, and as such it is considered that the streetscene would not be adversely impacted upon by the proposal.

Amenity impact:

The proposal would not increase the overall depth of the property, and as such, the only properties that could be affected by the proposal are 72 Park Road (next door) and 15 Freelands Road (directly to the rear of the application site).

With regard to 15 Freelands Road, the proposed extension would be no closer than the existing rear projection and so there would be no additional opportunity for overlooking or loss of light than that which already exists.

Regarding 72 Park Road, it is noted that this property benefits from a 'sunken' patio which sits approximately 1.2m below ground level. It is noted that the proposed extension would extend in line with the existing flank elevation, leaving a gap of approximately 3.0m to the flank wall of this property. A sunlight study has been submitted to show the impact on the property although this demonstrates a significant loss of sunlight to the sunken terrace for just one hour a day during the summer months. The rear projection of this property has rear and flank windows. The rear windows have views down the garden and this would be unchanged by the proposal. The windows on the flank elevation currently look at the boundary fence and the flank elevation of the application properties rear projection flank wall. Whilst it is acknowledged that this would be brought nearer, the view would not be significantly affected. Also, the boundary fence is approximately 2.0m high and this would already restrict views from, and light to, the sunken patio and the lower ground floor level openings.

With regard to the two additional windows to the flank elevation of the main house at upper ground floor level, it is considered that the views from these would be no greater than those that exist from the flank window on the upper floor of the property. This window is partially obscure glazed, although it is noted that the main flank wall of 72 Park Road has no openings. As such, these windows are considered to be acceptable, and would not have a significant adverse impact on the amenities of 72 Park Road. In addition, the applicant has indicated that these windows would be partially obscure glazed.

Additionally, as a direct result of the objection received, the applicant amended the scheme to reduce the height of the extension by 0.40m. This would reduce any impact demonstrated on the sunlight study submitted.

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.

as amended by documents received on 04.11.2013

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
ACC01R Reason C01

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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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