

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

Application No : 13/02721/FULL6

Ward:
Bickley

Address : Broadway 10 Westleigh Drive Bromley
BR1 2PN

OS Grid Ref: E: 542223 N: 169593

Applicant : Mr Abdi Shadomlo

Objections : YES

Description of Development:

First floor side and rear extension, front porch, pitched roof to existing garage and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

- The proposed front extension will be constructed on top of the existing garage and will provide a sloped roof. The first floor side extension will have a sloped roof and will be lower than the roof of the main house, providing additional bedrooms. Both extensions will retain a 1m side space to the flank boundaries of the site.
- The proposed front porch will have a pitched roof with a maximum height of 3.2m, sited adjacent to the projecting front garage.
- The proposal includes elevational alterations and the provision of a false pitch to the existing flat roofed garage to the front of the house.

Location

The property is located on the northern side of Westleigh Drive. The site currently comprises detached two storey dwelling that has been extended to the rear. The area is characterised by similar detached houses set within spacious plots.

Comments from Local Residents

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

- loss of light and outlook
- overdevelopment
- impact on the character of the area

Comments from Consultees

None.

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 National Planning Policy Framework and the Council's adopted SPG guidance are also considerations.

Planning History

Planning permission was granted under ref. 02/03820 for a single storey rear extension for conservatory.

Planning permission was granted under ref. 07/00543 for a single storey front and rear extensions/canopy over existing swimming pool and attached single storey changing/sauna room.

Planning permission was granted under ref. 07/03493 for a single storey front and rear extensions/canopy over existing swimming pool and single storey detached building along north eastern property boundary for sauna/gym and changing room (Amendment to permission under ref. 07/00543 to incorporate relocation of sauna room).

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 dwelling is sited further to the rear than the neighbouring property at Woodlands (No. 8). As a result, the proposed front extension would not project to the front of this neighbouring house and would not appear intrusive within the street scene.

The proposal also includes a widened first floor front extension that will provide a front Juliet balcony and additional first floor accommodation. This will all be sited so that it is not in advance of the building line and is considered acceptable. The proposed side extension consolidates the shape of the house and the side

extension would complement the house's original features and would not dominate it or impact on the character of the wider area.

The dwelling currently possesses little side space to either flank boundary. The proposed front extension would not erode the space that exists, and the proposed side extension is considered to respect the spatial standards of the road as a 1m side space would be retained to both flank boundaries.

The property to the north east at No. 8 possesses two first floor side windows that would be affected by the proposal. These windows will suffer a loss of light in the late afternoons. They are high level windows and the rooms they serve possess front and rear windows respectively which would act as other sources of light and outlook. In any case the proposal would not impact severely as these windows are separated from the proposed flank wall and the bulk will be minimised with a proposed sloping roof that slopes away from No. 8. The ground floor side study window would also be affected, however this window already experiences an outlook onto the flank wall of Broadway and this outlook would not be significantly altered due to the canopy outside this window. The canopy also separates this window from the flank boundary of the site. The existing view above the flat roofed garage would be lost from the side passage at No. 8 however the view from the study window would not be significantly affected. In any case, the loss of the view alone cannot be considered harmful to amenities without a significant loss of outlook or visual impact. In this case, although some evening sunlight may be lost, the relationship is considered acceptable.

There is a similar situation at No. 12, where there is a side window which would be affected by the side extension. This window serves a room which possesses a larger rear window and therefore the loss of outlook is considered acceptable as this room benefits from multiple sources of light and outlook. The proposed side extension would be modest in bulk with a low, sloped roof and this would not be considered harmful to the outlook from this window.

An amended first floor plan has been submitted dated 31/10/13 which indicates a correction to the first floor proposed fenestration to the front elevation.

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. It is therefore recommended that planning permission is granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 02/03820, 07/00543, 07/03493 and 13/02721, excluding exempt information.

as amended by documents received on 31.10.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

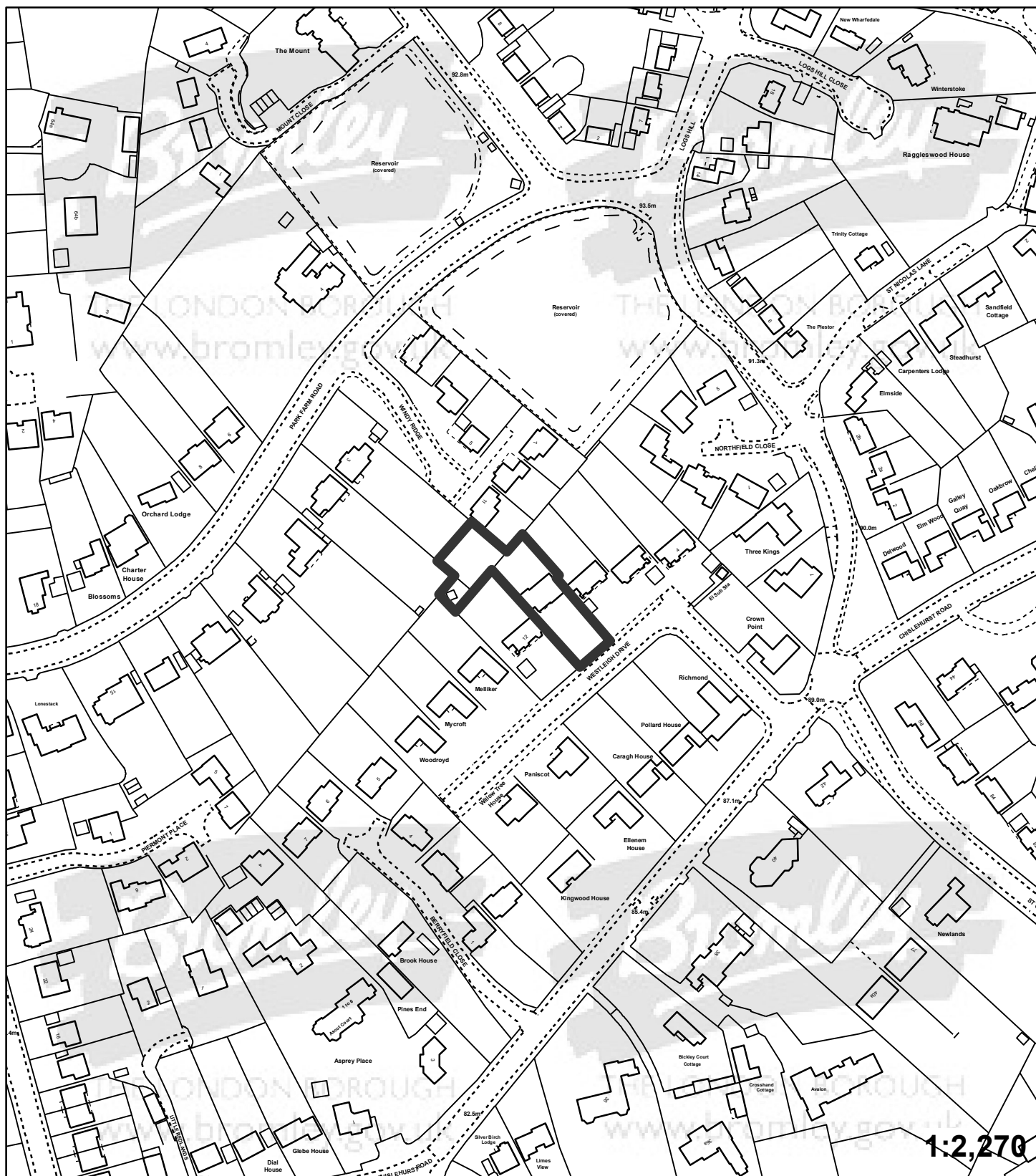
- | | | |
|---|--------|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 3 | ACI09 | Side space (1 metre) (1 insert) south western and north eastern |
| | ACI09R | Reason I09 |
| 4 | ACI12 | Obscure glazing (1 insert) in the first floor flank elevation |
| | ACI12R | I12 reason (1 insert) BE1 |
| 5 | ACI17 | No additional windows (2 inserts) flank extension |
| | ACI17R | I17 reason (1 insert) BE1 |
| 6 | 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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