

SECTION '2' – Applications meriting special consideration

**Application No :** 13/03629/FULL6

**Ward:**  
**Shortlands**

**Address :** 43 Tootswood Road Shortlands  
Bromley BR2 0PB

**OS Grid Ref:** E: 539411 N: 168110

**Applicant :** Mr Jenkins & Ms Ryan

**Objections :** YES

**Description of Development:**

Part one/two storey front/side/rear and single storey side extensions, roof and elevational alterations

Key designations:

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

**Proposal**

The proposal is for a two storey side extension at the western side to create additional kitchen/living space on the ground floor and two additional bedrooms and en-suite upstairs. This extension will be 6.0m wide and project 1.0m forward of the front building line, with a rear projection of 4.0m beyond the rear building line.

To the eastern side, the existing garage which abuts the boundary with No.45 will be demolished, with a single storey extension proposed to construct a new garage attached to the main house at that side, creating a separation from the side boundary.

Extensive elevational alterations, including changes to the roof design, windows and rendered finish are also proposed.

**Location**

The host property is a 1970's link-detached house in Tootswood Road, Shortlands. The area is residential in nature, comprising a variety of types and styles. The host property and its immediate neighbour are an exception to the general pattern of development, with the majority of the street comprising sizeable detached properties from the 1930's period and earlier.

## **Comments from Local Residents**

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

A representation neither objecting to or supporting the application was received which stated:

- the scheme looks attractive
- would like clarification of the proposed roof tiles
- the proposed dwelling will have an impact in the road

Further representations received can be summarised as follows:

- the proposal will impact on the outlook of No.41
- the proposal creates the potential for sub-division
- the proposal would move the front building line of the porch forward by 1.0m
- the extended property would be closer to No.41
- the development would remove trees and shrubs along the boundary with No.41
- concerns over the impact of the proposal on the light to the bathroom, toilet, kitchen and utility room of No.41

## **Comments from Consultees**

The Council's Tree Officer has inspected the file and notes that no significant trees would be affected by the proposal.

## **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

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

The Council's adopted SPG guidance is also a consideration.

## **Planning History**

There is no planning history at the site.

## **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 host property sits within a sizeable plot, with the existing building representing a 1970's design, which has little architectural merit which Members may consider makes a neutral contribution to the streetscene. The proposal is for substantial extensions/alterations to create an enlarged dwelling of a wholly different design. The property is currently attached at its eastern extremity to the garage of No.45, with the single storey extension at that side proposing to construct a new garage attached to the main body of the extended house. This would increase the separation between the two properties (No.43 and No.45) whilst retaining a separation of around 3.0m from the boundary at that side. On balance, given that the main bulk of the proposal is located at the western side of the property, Members may consider that the relationship with No.45 is considered acceptable.

The two storey side extension at the western side would add significant width and bulk to the property. The property sits forward of the front building line of No.41 to the west, and the increased rear projection would take the rear building line closer to that No.41. Given the scale of the extension at this side, regard must be had for the impact on the outlook and amenity of No.41. The neighbouring property sits within a generous plot, with a sizeable separation of around 3.0m from the shared boundary at that side. There are two windows positioned in the first floor side elevation of No.41 which appear to be obscure glazed, which is a consideration when considering the impact on the outlook from these windows. Given the separation from the boundary, Members may feel that any impact on light to and outlook from these windows is not considered to be at such a level as to warrant refusal of planning permission on this basis.

Given that No.41 sits well behind No.43, the resulting relationship in terms of impact on the outlook from the rear of No.41 is not considered to be unacceptable. The eastern side elevation has been stepped to accommodate the tapered nature of the boundary line at that side, and in order to retain a separation of a minimum of 1.0m increasing to 1.5m to the front. The existing property sits within a wide plot, with a high degree of separation between the host and its immediate neighbours. Members will note that the proposal would reduce this separation to the western side to a level that accords generally with the spatial standard of the street, when considering the prevailing character of the road overall. It is noted that, along the street as a whole, side space of around 1.0m is common place. With this in mind Members may consider that, on balance, the proposal offers the requisite side space provision for the full height and length of the extension so as to comply with Policy H9.

The current roof is gable ended, with the proposed new roof designed with a hip that pitches away from the boundary with No.41. It is also noted that no first floor windows are proposed for either side elevation, and there are no overlooking or loss of privacy issues considered to result from the development.

In relation to the impact of the proposal on the streetscene, the resulting development will be noticeably different to the existing property. This is a

conscious effort on the part of the applicants. Given the neutral impact the existing house on the nature of the street, and noting that the road contains a variety of types and styles, Members may feel that the design of the resulting property is not sufficiently disparate so as to warrant refusal of planning permission on this basis.

Having had regard to the above Members may consider that the siting, size and design of the proposed extensions are acceptable in that they would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03629, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

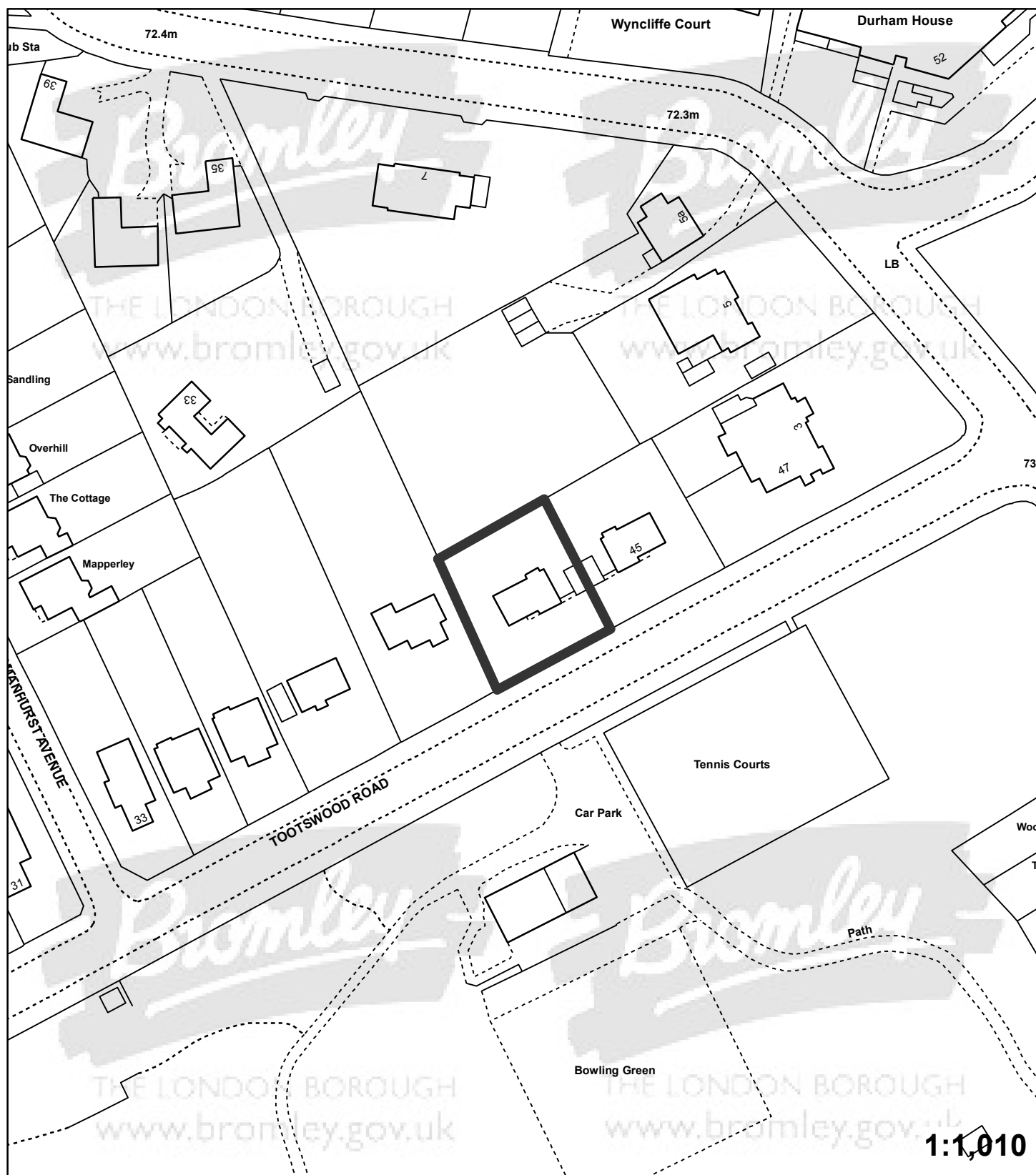
Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs           |
|   | ACA01R | A01 Reason 3 years                                 |
| 2 | ACC08  | Satisfactory materials (all surfaces)              |
|   | ACC08R | Reason C08   |
| 3 | ACH03  | Satisfactory parking - full application            |
|   | ACH03R | Reason H03   |
| 4 | ACI13  | No windows (2 inserts) first floor side extensions |
|   | ACI13R | I13 reason (1 insert) BE1                          |
| 5 | ACK01  | Compliance with submitted plan                     |
|   | ACK05R | K05 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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