

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

Application No : 13/04017/FULL6

Ward:
Shortlands

Address : 9 Rosemere Place Shortlands Bromley
BR2 0AS

OS Grid Ref: E: 539237 N: 168249

Applicant : Mr Mohammad Tawanaee

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormer extension, rooflights to sides and front porch

Key designations:

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

Proposal

This proposal seeks alterations to the roof by adding a rear dormer extension to create an additional bedroom with en-suite, utility room and additional storage space. Additional rooflights are also proposed on the flank roof elevations.

A front porch is included on the plans, but this was granted planning permission as part of appeal Ref: APP/G5180/D/13/2206367.

Location

The property is located at the southern end of Rosemere Place, with the southern boundary of the property shared with 49 South Hill Road.

Comments from Local Residents

Nearby properties were notified and representations received which are summarised as follows:

- the alterations to the original submission are minor and do not remove any substantive rationale for the refusal of the planning application. Permitted

development rights for roof extensions in Rosemere Place were removed to prevent overlooking.

- the proposed rear dormer is obtrusive and an invasion of privacy as it provides visual access directly into the bedrooms of nearby homes and destroys the visual conformity of the houses in Rosemere Place.
- houses in Rosemere place are close to the revised boundaries with South Hill Road and the owners of those properties only entered into discussions with the developers on the basis that the properties would be limited to two storeys.
- the outlook from a number of properties in South Hill Road would be severely impacted in terms of loss of privacy through overlooking.
- the original development was granted on appeal provided that no roof extensions were made, since this made for a cramped estate;
- two of the dormer windows would directly overlook No.40 (land which was recently acquired from 49 South Hill Road.
- if granted the application will set a precedent for other properties in Rosemere Place and lead to further roof extensions, further cramping development.
- more bedrooms would lead to more residents and more traffic in and out of the close which is already busy.
- tThe proposed dormer would dominate the roof and have a bulky appearance which would be out of character with the area and impact on the outlook from South Hill Road.

Comments from Consultees

Not applicable.

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

Planning History

Planning permission was granted at appeal (Ref: APP/G5180/A/07/2054389) in July 2008 for the demolition of 42 Kingswood Avenue and the erection 5 four bedroom detached houses with attached garages, two detached four bedroom houses with detached garage buildings and two 5 bedroom detached houses with attached garages and the associated estate road.

The successful appeal followed two unsuccessful appeals (Ref: APP/G5180/A/06/2016442 and 2016443) for similar developments on the site. In allowing the 2008 appeal the Inspector referred to the fact that the revised proposal incorporated hipped roofs with lower pitches and no rooms in the roof. He considered that the design would substantially reduce the bulk and massing, on plots 3 to 9, from what was previously proposed. Following the revisions to the

scheme, the Inspector concluded that the proposal would not be overbearing or harm the living conditions of adjacent dwellings in terms of noise, disturbance, or outlook.

The Inspector also imposed a planning condition removing Permitted Development Rights, to ensure that the impact of any future proposals for extensions to these properties on the amenities of adjoining properties can be properly considered.

A subsequent planning application (ref. 09/01048) was granted planning permission in July 2009. The proposal comprised of 7 four bedroom and 2 three bedroom houses with plots 6 and 7 being the three bedroom units. This proposal included a slight reduction in the size of some of the residential units granted under ref. APP/G5180/A/07/2054389.

An application (ref. 09/01048) was also subsequently submitted and approved for an amendment to the above application including; tiling, render, low level roof pitch.

Planning application ref. 13/02270 for roof alterations to incorporate side and rear dormer extensions and a front porch was refused planning permission in September 2013. A split decision was issued in respect of a subsequent appeal which dismissed the appeal in respect of the roof alterations, but granted planning permission for the porch.

Conclusions

This application follows a previous application ref. 13/02270 for roof alterations to incorporate side and rear dormer extensions and a front porch which was refused planning permission in September 2013. The appeal in respect of this application granted planning permission for the porch but dismissed the appeal in respect of the roof alterations.

In terms of the rear dormer, the appeal Inspector considered that because it would be symmetrical and be positioned in the centre of the roof it would not unbalance the appearance of the existing dwelling and the characteristic hipped roof form would remain the dominant feature. The Inspector considered that whilst the dormer would be quite large it would not be detrimental to the character and appearance of the area. The Inspector also considered that the outlook from properties in South Hill Road would not be unduly affected.

Whilst the Inspector acknowledged that the rear dormer would overlook the rear garden of No.51, South Hill Road and the windows in the rear elevation would also be affected, the property already experiences direct overlooking from the existing first floor bedroom windows of the appeal property and the Inspector did not consider that the additional window proposed at second floor level would result in any significant harm.

The appeal Inspector also accepted that the rooflights would be acceptable and not detract from the characteristic hipped roof form.

The case officer visited the occupiers of Nos. 53 and 51 South Hill Road to view the application site from their rear gardens and windows. Photographs are available on the file. Whilst the back to back distances between the dwellings in South Hill Road and the application site are relatively modest, the additional of a rear dormer is not considered to significantly increase the level of overlooking when compared to the existing. It is recognised that the houses in Rosemere Place have been built on land that was previously part of the rear gardens of the properties in South Hill Road , and that the issue of overlooking was considered in detail by the Inspector at the time that the application for these houses was granted. Whilst permitted development rights were removed by the Inspector, it is considered that the additional of a rear dormer extension to this property will not significantly increase the level of overlooking when compared to the existing, and that the impact of the proposed extension on properties in South Hill Road therefore falls within acceptable levels.

In summary, it is considered that the proposed rear dormer and the rooflights will not detract from the streetscene or the visual amenities of the area or result in an unacceptable impact on the amenities of the occupiers of the surrounding residential properties, the application is therefore recommended for permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/02270 and 13/04017, excluding exempt information.

RECOMMENDATION: PERMISSION

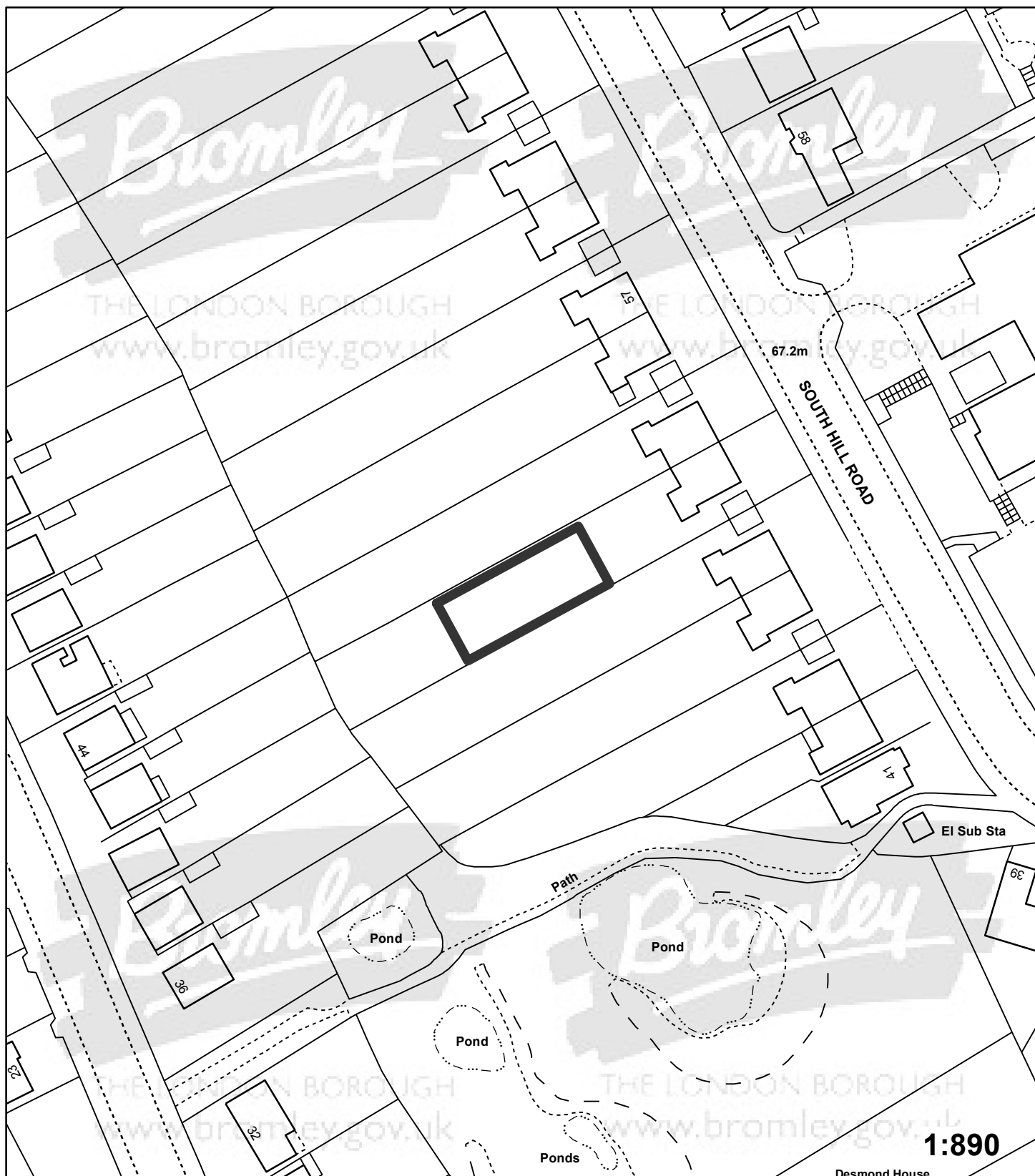
Subject to the following conditions:

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|---|--------|--|
| 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 |

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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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