

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

Application No : 13/02970/FULL6

Ward:
**Bromley Common And
Keston**

Address : Dell View Westerham Road Keston BR2
6HH

OS Grid Ref: E: 542078 N: 164788

Applicant : Mr J Hughes

Objections : YES

Description of Development:

Two storey front, side and rear extension and single storey rear extension and increase in roof height to incorporate front and rear dormer extensions

Key designations:

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

Proposal

The proposal is for a two storey front, side and rear extension. The height of the roof will also be increased and front dormer extensions are proposed. A single storey extension (orangery) is also proposed to the rear of the property.

This application was previously deferred from Committee on 28 November 2013 to seek a reduction in the overall development and the removal of the third storey element.

In response to the Committee's comments the applicant has made the following revisions to the scheme:

- the height of the roof has been lowered by 0.5m;
- the rear dormers have been removed and have been replaced with velux windows;
- the depth of the building has been reduced by 0.75m;
- the width of the building has been reduced by 0.5m, creating a minimum side space of 2m between the flank elevations and boundaries of the property.

The overall depth of the property (when compared to the existing building) will now increase from 8.8m to 14.85m (including 3.6m at single storey level), height from approx. 6.6 m to approx. 9.7 m. A 2m side space is maintained between the flank elevations of the property and the boundaries with the adjoining properties.

No garage is provided as part of the proposals.

Location

The property is located on the east side of Westerham Road, approximately opposite the junction of Westerham Road with Beechwood Drive.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and two letters of objection were received which are summarised follows:

- the revised scheme includes only very minor changes to the plans.
- whilst the property needs tidying up, three storeys are too much and this is out of keeping with all of the other houses in the immediate vicinity. The development should be limited to two storeys.
- if natural light is necessary in the bathroom the velux window should be made obscure glazed and non-opening.

The case officer visited the occupiers of 30 Longdon Wood, to view the site from their property. Photographs taken are available on the file.

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
BE11 Conservation Areas

Planning History

No relevant planning history on the site

Conclusions

The main issues relating to the application are the impact of the proposal on the streetscene and the adjoining Conservation Area, and the amenities of the surrounding residential properties.

Whilst the proposals represent a significant increase to the size and floorspace/footprint of this detached dwelling, the property is located on a large plot, and there is considered to be adequate separation to the boundaries of the

property with the adjoining dwellings. 2m side space is maintained between the flank elevations and the flank boundaries of the property.

As stated above, the proposal will increase the overall depth of the property from 8.8m to 14.85m (including 3.6m at single storey level). However, due to the level of separation between the application site and the adjoining dwellings, this is not considered likely to be detrimental to the residential amenities of the adjoining properties.

The property is well screened from properties to the rear of the site by existing vegetation. The applicant has also agreed to erect a 2m high closeboard fence around the perimeter of the site and surrounding gardens which will improve the security of the site and further reduce the potential for overlooking

In response to the Committee's comments the applicant has reduced the height of the roof by 0.5m, and removed the rear dormers, and instead introduced velux windows. It is considered that the height of the proposal and the presence of velux windows on the rear roof slope will not result in an unacceptable level of overlooking or loss of privacy to 30 Longdon Wood (which has been visited by the case officer) or other surrounding residential properties.

The site is adjoining a Conservation Area (located to the rear). As indicated above, the application site is well screened from the properties to the rear by existing vegetation and the proposed 2m high close board fencing and no unacceptable impacts on the Conservation Area are considered likely as a result of this proposal.

The applicant has reduced the depth width and height of the dwelling in response to the Committee's comments and it is considered that this brings the impacts associated with the proposal within acceptable levels. The size of the plot and the relationships with the adjoining dwellings are such that, the proposal is considered to comply with all relevant policies as identified above, and is therefore recommended for planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02970, excluding exempt information.

as amended by documents received on 29.10.2013

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
 ACC04R Reason C04
- 4 Before the development hereby permitted is first occupied, the proposed window(s) at first floor level on the northern and southern flank elevations of

the extension hereby permitted shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

- ACI12R I12 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) flank extensions
- ACI17R I17 reason (1 insert) BE1

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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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