

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

**Application No :** 13/03278/FULL6

**Ward:**  
**Bromley Town**

**Address :** 52 Forde Avenue Bromley BR1 3EX

**OS Grid Ref:** E: 541100 N: 169017

**Applicant :** Mr Ray Guthrie

**Objections :** YES

**Description of Development:**

Two storey side extension

Key designations:

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

**Proposal**

The proposal is for a two storey side extension to this semi-detached property.

The proposal includes the rebuilding of the existing garage up to the boundary of the property with the adjoining alleyway and the conversion of the garage to a habitable room. The extension will run the full length of the property (in front of and above the existing single storey element that is currently used as the kitchen/breakfast room). The extension will project approx. 1.9m to the rear of the original rear elevation of the property.

The property is located adjacent to an alleyway that provides access to the rear of a number of the adjacent houses located in Forde Avenue.

The application is being reported to Plan Sub Committee as it does not incorporate the 1m side space required by Policy H9.

**Location**

The property is located on the east side of Forde Avenue.

**Comments from Local Residents**

Two letters of representation have been received from No.s 48 and 50 Forde Avenue.

The letters confirm that the occupiers of these properties do not have any objection to the proposal provided that the drive next to No.52 is only used for access during the construction works and that the drive will not be blocked either by building materials/scaffolding/vehicles, or overnight, during the course of the works.

### **Comments from Consultees**

Highways highlights that one car parking space will be lost as a result of this proposal due to the fact that the garage will be converted to a habitable room. As there will not be sufficient space for the applicant to park two cars, it is suggested that the applicant should create an additional car parking space as part of 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 proposal is also determined in accordance with the NPPF and relevant Supplementary Planning Guidance.

### **Planning History**

No relevant planning history.

### **Conclusions**

The proposal has been reported to Committee as it does not incorporate the 1m side space required by Policy H9 of the UDP.

The property is located adjacent to an alleyway that provides access to the rear of the site and a number of other adjacent properties in Forde Avenue. Whilst the proposed extension will be built up to the boundary and not incorporate any side space it is considered that, as a result of the presence of the alleyway, the proposal will not result in unrelated terracing or an unacceptable lowering of spatial standards that would be detrimental to the streetscene or the visual amenities of the occupiers of the surrounding residential properties.

Highways has suggested that the applicant considers whether it would be possible to create another car parking space to replace the one lost as a result of the conversion of the garage to a habitable room. However, the applicants retain one car parking space on their driveway and it is considered that this is not materially different to the level of provision provided by other properties in the vicinity of the

site, many of which provide only one or no car parking spaces. In addition, the length of the drive (as scaled from an Ordnance Survey extract) is approx. 8m. Whilst it might not be long enough to accommodate two large cars on the existing driveway, it is considered that it may be possible to accommodate two small cars.

In summary, it is considered that the proposal, does not result in a retrograde lowering of spatial standards and, on balance, despite the loss of one car parking space, it is considered that the development in the manner proposed is acceptable and that it 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. 13/03278, excluding exempt information.

### **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     ACI17        No additional windows (2 inserts)   southern flank   extension  
      ACI17R      I17 reason (1 insert)   BE1
- 4     ACI12        Obscure glazing (1 insert)   in the southern flank elevation  
      ACI12R      I12 reason (1 insert)   BE1
- 5     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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