

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

Application No : 13/03601/FULL6

Ward:
Cray Valley West

Address : 29 Broomwood Road Orpington BR5
2JH

OS Grid Ref: E: 546851 N: 169181

Applicant : Mrs Leome Achurch

Objections : YES

Description of Development:

Increase in roof height to provide habitable accommodation in roofspace, single storey front/side/rear extension, elevational alterations and detached garage to rear

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

It is proposed to add a single storey front, side and rear extension to the western side of this bungalow which would be set back at least 1.5m from the side boundary with No.31, and would project 1.8m to the rear. It is also proposed to add first floor accommodation within the roof space which would necessitate an increase in the height of the roof of approximately 1.1m.

A detached garage is also proposed to be located at the far end of the garden, and would measure 6m x 3.1m in area, with a height to the flat roof of 2.4m. It would be accessed via the existing private rear service road.

Location

This detached bungalow is located between a pair of semi-detached bungalows to the west (Nos.31 and 33), and a detached bungalow to the east (No.27). All have low-level hipped roofs with forward projecting gables.

Comments from Local Residents

Letters of objection have been received from local residents, and the main points of concern raised are summarised as follows:

- overlooking of neighbouring properties and rear gardens from roof lights
- accessing the proposed garage could cause problems to existing garages
- proposals would still increase the height of the roof and would be out of character in the street scene
- loss of light to windows at No.27
- noise and disturbance during building works
- detrimental impact on foundations of neighbouring property.

Comments from Consultees

From a highways point of view, the proposed garage is of a good size, and would be accessed from the private rear service road, therefore, no concerns are seen to the proposals.

With regard to the trees on the site, the proposals would result in the loss of 3 conifers in the rear garden, but they are not suitable for a TPO, and no objections are raised to their loss.

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

Planning History

Permission was refused in December 2012 (ref. 12/03115) for extensions to this property to form a two storey dwelling along with a detached garage at the rear on grounds relating to the overall size of the extensions which would be detrimental to the character of the surrounding area, and loss of light and prospect to neighbouring properties.

Permission was then refused in April 2013 (ref.13/00486) for similar proposals on the following grounds:

1. "The proposed development, by reason of its overall height and design, would be seriously out of character and scale with the host dwelling and surrounding area and contrary to Policies H8 and BE1 of the Unitary Development Plan.
2. The proposed development, by reason of its overall size and design, would be overbearing and harmful to the amenities of the adjoining residential property at No.27, resulting in a harmful visual impact, contrary to Policies H8 and BE1 of the Unitary Development Plan."

The subsequent appeal was dismissed in September 2013 on grounds relating to the detrimental impact on the character and appearance of the host dwelling and the surrounding area. The Inspector did not, however, consider that the proposals would have a detrimental impact on the amenities of neighbouring properties.

Conclusions

The main issues in this case are the impact of the proposals on the character and appearance of the host dwelling and the surrounding area, and on the amenities of neighbouring properties.

The previous proposals, which were dismissed on appeal, involved bringing the front elevation forward in line with the existing front projection (which was considered to be a distinctive feature of these bungalows), and along with the increase in height, bulkier roof form and the insertion of windows in the front elevation of the building, the proposals were considered to fundamentally change the character and appearance of this traditionally designed bungalow, and result in a development that would appear out of scale and character with the surrounding area, and would fail to integrate effectively into the street scene.

The current proposals would still result in an increase in the height of the roof, but would not include the bulky front and rear gable roof extensions, whilst the hipped front roof slope would not contain any windows. Furthermore, the front elevation would not be extended right up to the existing front projection but would be set back 1.2m, thus largely retaining this distinctive feature, and giving a more subservient appearance to the extension.

The proposals are therefore considered to adequately overcome the previous Inspector's concerns with regard to the size, bulk and design of the extensions.

In the previous appeal, the Inspector did not consider that the proposed scheme would have an adverse impact on residential amenity, whilst the current proposals have reduced the overall size of the extensions, and are not, therefore, considered to result in undue loss of light, privacy or prospect to neighbouring properties.

The proposed garage at the far end of the rear garden is typical of other similar buildings found to the rear of these properties, and would not appear out of character with the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03115, 13/00486 and 13/03601, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |

- | | | |
|---|--------|--------------------------------|
| | ACC07R | Reason C07 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

Application:13/03601/FULL6

Address: 29 Broomwood Road Orpington BR5 2JH

Proposal: Increase in roof height to provide habitable accommodation in roofspace, single storey front/side/rear extension, elevational alterations and detached garage to rear



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.