

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

Application No : 13/03966/FULL6

Ward:
Shortlands

Address : 17 Celtic Avenue Shortlands Bromley
BR2 0RU

OS Grid Ref: E: 539233 N: 168600

Applicant : Ms L Wilson

Objections : YES

Description of Development:

Two storey rear extension and elevational alterations

Key designations:

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

Proposal

Planning permission is sought for the erection of two storey rear extension and the insertion of windows within the northeastern flank elevation. The proposed rear extension will be the full width of main building (6.65m wide), 3.5m deep and 5.1m high (to the eaves). It will replace an existing single storey rear extension that measures 5.7m wide, 2.5m deep and 2.7m high (to the top of the pitch).

Location

The application property comprises a detached two-storey single dwellinghouse located on the northern side of Celtic Avenue and is neither listed nor located within a conservation area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and two representations were received. The following concerns were raised:

- loss of light (and right to light however, this is dealt with under common not planning law) to neighbouring properties;
- loss of privacy for neighbouring properties;

- proportionality and lack of subservience to main building;
- loss of garden and increased density;
- weakening of neighbouring foundations (not generally a planning consideration);
- loss of property value (not generally a planning consideration).

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

The following Council adopted SPG guidance is also a consideration:

Supplementary Planning Guidance 1 General Design Guidance
Supplementary Planning Guidance 2 Residential Design Principles

The above policies are considered consistent with the objectives and principles of the NPPF.

Planning History

No relevant planning history.

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 application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Whilst the proposed two storey extension will not be set down from the ridgeline of the existing building it will have a pitched roof and be to the rear. Furthermore, whilst using some of the rear garden area, the overall plot size is sufficient to accommodate the extension and still provide an adequate garden area. Therefore, on balance, the proposal is considered acceptable with regard to subservience and the effect it will have on the streetscene and the character of the area.

The proposed extension will not result in any unduly harmful loss of outlook or increased sense of dominance or enclosure for the occupants of the adjoining residential property to the southwest (#15). This is because the rear extension will only project approximately 150mm past the existing single storey extension of #15, there are no windows serving habitable room windows in the flank elevation of #15,

the first floor windows in the rear elevation of #15 are sufficiently separated and the roof light in the ground floor rear extension of #15 is secondary and again, sufficiently separated.

The proposed extension will not result in any unduly harmful loss of outlook or increased sense of dominance or enclosure for the occupants of the adjoining residential property to the northeast (#19). This is because there are no windows serving habitable room windows in the flank elevation of #95 and the windows in the rear elevation of #15 are sufficiently separated.

With regard to loss of privacy, no unduly harmful overlooking of habitable rooms would result. In terms of neighbouring gardens, mutual overlooking already exists so it is not considered reasonable to refuse the application on such grounds. With regard to the proposed flank windows, any potential for overlooking and loss of privacy can be safeguarded by the use of planning condition.

Having had regard to the above it was considered that the siting, size and design of the proposed extension is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 4 Before the development hereby permitted is first occupied the proposed first floor window in the northeastern flank elevation shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall subsequently be permanently retained in accordance as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 5 ACI13 No windows (2 inserts) northeastern and southwestern
 flank two storey rear extension
 ACI13R I13 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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