

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

Application No : 13/04096/FULL1

Ward:
Mottingham And Chislehurst
North

Address : 54 - 56 Mottingham Road Mottingham
London SE9 4QR

OS Grid Ref: E: 542195 N: 172818

Applicant : Mr Barry ALBIN

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

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

Proposal

The proposed extension will be built to the rear of the double-fronted shop unit at 54-56 Mottingham Road. It will project up to 8.3m in depth and rise to a maximum height of 3.7m (as scaled from the submitted plan). It will slope downward in the direction of the northern boundary to a height of approximately 2.5m (where it adjoins a rear garden which serves a first floor residential flat above).

Location

The site comprises a double-shop unit situated by the corner of Mottingham Road and Dorset Road.

Comments from Local Residents

No comments were received from local residents at the time that this report was compiled.

Comments from Consultees

Not applicable.

Planning Considerations

Planning Considerations

Relevant Unitary Development Plan Policy:

BE1 Design of New Development

Planning History

Under ref. 13/03153, an application for a single storey rear extension was refused on the following ground:

"The proposed extension, by reason of its depth of projection, height and siting would seriously prejudice the amenities associated with the adjoining residential garden by reason of overshadowing, loss of light and visual impact, contrary to Policy BE1 of the Unitary Development Plan."

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, in particular the residential garden which adjoins the proposed extension along its NW boundary which serves the flat situated above the application premises.

In comparison to the proposal refused under ref. 13/03153 the roof design has been amended so that it is substantially lower along its northern side (adjoining the rear garden area) than previously proposed. The height has been reduced from approximately 3.1m to 2.4m along the NW boundary, as scaled from the submitted plans. The raised parapet wall previously proposed along that side has been removed and the plane of the pitched roof has been moved further away from this boundary. The result is now an asymmetrical roof in cross section. This results in a much lower profile for the proposal adjacent to this boundary, even beyond that achieved by the omission of the parapet alone.

On balance it is considered that this revised scheme satisfactorily overcomes the previous ground of refusal and that it will appear less visually dominant and enable more light to enter the adjoining garden. The extension will appear less dominant and there will be somewhat less overshadowing.

Having had regard to the above it was considered that the development in the manner proposed 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.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/03153 and 13/04096, excluding exempt information.

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 |
| | ACC03R | Reason C03 |

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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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