

SECTION '2' – Applications meriting special consideration

Application No : 14/00017/FULL6

Ward:
**Bromley Common And
Keston**

Address : 46 Randolph Road Bromley BR2 8PU

OS Grid Ref: E: 542888 N: 166150

Applicant : Mr C Albon

Objections : YES

Description of Development:

Part one/two storey side extension

Key designations:

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

Proposal

The proposal is for a part one/two storey side extension, which will include the area of the existing double garage, to create a new attached double garage and two new bedrooms and a bathroom upstairs. The extension will have a rearward projection of 6m from the existing rear elevation of the property. A side space of 1.0m is proposed for the full length of the flank elevation of the proposed extension.

Location

The site is located on the west side of Randolph Road close to the junction with Lennard Road. This house is part of the redevelopment of the former Lennard Hospital site.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- the extension would block light into the landing and kitchen of No. 47
- loss of privacy and outlook at No.15 Seymour Drive
- overdevelopment due to projection rearwards
- reduction in off street parking space

Comments from Consultees

From a Technical Highways perspective, as the applicant is reconstructing the garage, no objection is raised.

Thames Water raise no objection.

The Council's Trees Officer has inspected the file. The estate is covered by a blanket TPO. No significant trees would be affected by 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 Council's adopted Supplementary Planning Guidance is also a consideration.

Planning History

The house is part of the redevelopment on the former Lennard Hospital site.

Planning permission was granted for a single storey extension for a conservatory in October 1998 (ref. 07/10/98).

Under ref. 13/02444, an application for a part one/two storey side extension was refused. The reason for this refusal is set out in the decision notice as:

"The proposed development represents an overdevelopment of the site which by reason of its scale, bulk and rearward projection would be detrimental to the amenities of the occupiers of No.47 Randolph Road in terms of overshadowing, loss of outlook and loss of light, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan".

The current application makes revisions to the design of the proposal in an attempt to overcome this ground of refusal.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area; the impact that it would have on the amenities of the occupants of surrounding residential properties; and the extent to which the grounds of refusal under ref. 13/02444 have been overcome.

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.

The ground of refusal related to the impact of the proposal on the amenities of No. 47 to the north. The revised proposal reduces the general scale of the first floor addition from 5.0m in width to 4.0m, and reduces the rear projection at first floor level to 3.5m (from a previously proposed 4.5m). This reduction does go some way to reducing the overall impact on the flank elevation of No. 47 to the north.

The extension remains a sizeable addition to the host property, with a 6.0m rear projection proposed at ground floor level. It is noted, however, that the extension will largely replace the existing built form of the current detached garage, whilst moving the built development away from the shared boundary.

It is noted that an objection has been raised from the occupier of a property set to the rear (west) of the application site. The comments relate to potential overlooking and loss of privacy resulting from the development. The host property has a current rear garden depth of around 12m, which is broadly consistent with the level of outdoor amenity spaces in the area. The separation, therefore, between the proposal site and the objecting property is currently around 28m, with both properties experiencing a degree of mutual overlooking due to the design and layout of the estate. Once built, the proposal would retain a separation between the first floor rear extension and the objecting property at a distance of around 24.5m (when considering the 3.5m depth of the proposal at first floor level). On balance, given the existing set up and the general spatial standards of the surrounding development, this is not considered to be unacceptable or lead to a sufficient level of impact to warrant refusal of planning permission on this basis.

The development would demolish the existing garage, but will re-provide a garage as part of the proposal. Two further off street parking spaces will be retimed to the front of the garage. On this basis, no Technical Highways objections are raised.

On balance, and having had regard to the above it was considered that the revised proposal represents an improvement over the previously refused proposal 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 the file ref(s) set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACH05 | Size of garage |

	ACH05R	Reason H05		
4	ACI13	No windows (2 inserts)	flank	extension
	ACI13R	I13 reason (1 insert)	BE1	
5	ACK01	Compliance with submitted plan		
	ACK05R	K05 reason		

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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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