

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

Application No : 14/00054/FULL6

Ward:
**Bromley Common And
Keston**

Address : 10 Croydon Road Keston BR2 6EB

OS Grid Ref: E: 542539 N: 165159

Applicant : Mr Robert Corbett

Objections : YES

Description of Development:

Part one/two storey side/rear extension, two storey side extension and single storey front extension

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Stat Routes

Proposal

This application seeks permission for a part one/two storey side/rear extension, two storey side extension and single storey front extension. The part one/two storey side/rear extension will replace an existing single storey rear extension and attached conservatory and a single storey rear extension which accommodates a utility room and kitchen. The current rear elevation is stepped and the proposed side/rear extension will also be stepped. The extension will project 4.2m to the rear close to the western boundary with no. 12. This element of the extension will have a pitched roof with a maximum height of 3.7m and an eaves height of 2.65m and a width of 5.35m. It will adjoin the existing side/rear elevation and wrap around the property to extend to the rear of the property 4.6m. This element of the single storey rear extension will have a flat roof with a height of 2.7m with roof lantern with a maximum height of 3.2m. The two storey element of the part one/two storey side/rear extension will infill an area 2.16m by 3.1m on the western side of the property. A side space of 1.2m at two storey level will be retained to the western boundary with no. 12. A side space of 0.3m will be retained for the single storey rear extension to the eastern boundary with no. 8. The rear extension will attach to the two storey side extension on eastern side of the property. The two storey side extension will project 2.37m to the side and retain a side space of 1m to the eastern boundary with no. 8. The single storey front extension will enclose an area

0.81m by 3.94m at the front of the property which is currently an open porch with a roof canopy. No new windows are proposed in the western flank elevation. Two first floor windows are proposed in the eastern flank elevation.

Location

The application site is a large detached property on the northern side of Croydon Road, Keston close to the junction with Lakeside Drive. This section of Croydon Road, Keston is characterised by large detached residential properties set back from the highway and falls within the Bromley Common Area of Special Residential Character (ASRC).

Comments from Local Residents

Nearby neighbours were notified of the proposal and the responses received are summarised as follows:

- proposed new windows to first floor extension on east side to have obscure glass
- if windows are on ground floor to be high level and have obscure glass
- concerns regarding rainwater drainage from new roofs
- concerns regarding foul water drainage from new bathrooms
- concerns regarding surface water drainage
- concerns regarding impact of construction works on foundations at no. 8

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

There were no external or internal consultations made on this application.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
H10 Areas of Special Residential Character

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance
Supplementary Planning Guidance Park Langley Conservation Area

The London Plan and National Planning Policy Framework are also key considerations in determination of this application.

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

Planning History

A two storey rear extension to provide breakfast room with bedroom over was permitted under ref. 79/02932. There is no recent planning history at the site.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area having regard to the established qualities of the ASRC, 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.

The proposed two storey side extension will result in a dwelling of greater width on the site and a reduction in side space to the eastern boundary. A minimum of 1m side space will be retained for the majority of the development. It is noted that given that the site falls within the Bromley Common ASRC it would be expected that this side space be exceeded. However, having visited the site it can be seen that varying levels of separation exist between neighbouring dwellings. It is also noted that the extension is set back from the front building line and lower than the main ridge height and the application property is located approximately 15m from the highway. Given the varying levels of separation in the immediate area and the subservient nature of the extended side element to the east of the dwelling, Member's may consider that the two storey side extension will, on balance, not give rise to a significant impact to the character of the area or unduly harm the established character of the Bromley Common ASRC.

It is noted that the single storey element on the flank is indicated at closer than one metre. However, this element is replacing a previous extension at the property and is set some substantial distance from the frontage. Members will care to consider the merits of this part of the application against policy.

In respect of the single storey front extension, this will infill an existing open porch and will not project any further than the existing front or side building lines. It is a small extension and is considered to be in keeping with the host property and as such would not be considered to cause any detrimental impact to the character of the area or amenities of the neighbouring properties.

With regard to the impact of the development upon the amenities of neighbouring residents, the works to the western side of the dwelling include the part one/two storey side/rear extension. The extension will replace an existing single storey rear extension and project 4.2m to the rear which is a further 0.5m than the existing single storey rear extension to be replaced. The extension will also infill an area at first floor level, and this element will not project further than the existing rear or side building line or any higher than the existing ridge height. A side space of 1.2m will

be retained to the boundary with no. 12 and no new windows are proposed in the western flank elevation. The rear extension will wrap around the stepped rear elevation of the property to extend to the rear of the property close to the eastern boundary with no. 8, by 4.6m (which is approximately 3.35m less than the existing single storey rear extension and attached conservatory to be removed). This element of the extension will be approximately 6.6m from the western side boundary with no. Members may therefore consider that the proposed extensions would be unlikely to give rise to significant impact to the neighbouring property at No. 12.

Regarding the impact to No. 8, it is noted that objections have been received from this property. Whilst windows are proposed in the first floor flank wall of the two storey side extension facing no. 8, these will serve two dressing rooms and could be obscurely glazed to prevent any undue overlooking. No windows are proposed at ground floor. Concerns regarding adequate drainage, construction work and party wall agreements whilst noted, are not considered material planning considerations and would usually be dealt with under Building Regulations. As discussed above a side space of 1m will be retained to the side boundary with no. 8 for the full length of the two storey side extension. The rear extension close to the eastern boundary with no. 8 will project 4.6m. This will replace an existing single storey rear extension and attached conservatory and will be approximately 3.35m less in depth. A side space of 0.3m will be retained for the single storey rear extension to the eastern boundary with no. 8 with no windows proposed on the eastern flank elevation. This single storey rear extension will have a flat roof with a height of 2.7m with roof lantern in the middle of the extension with a maximum height of 3.2m. The extension to be removed has a flat roof and is of approximately 2.7m in height. As such this element of the proposal would be of a similar height and less depth than the existing structure and is not considered to result in any additional harm to the neighbouring property at no. 8. Therefore, with regards to the two storey side and single storey rear extensions, Member's may consider that a significant detrimental impact to the amenities of the neighbouring property at no. 8, in terms of loss of light, outlook and privacy is unlikely to arise.

Having had regard to the above it Member's may consider that on balance 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 or the established qualities of the ASRC.

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:

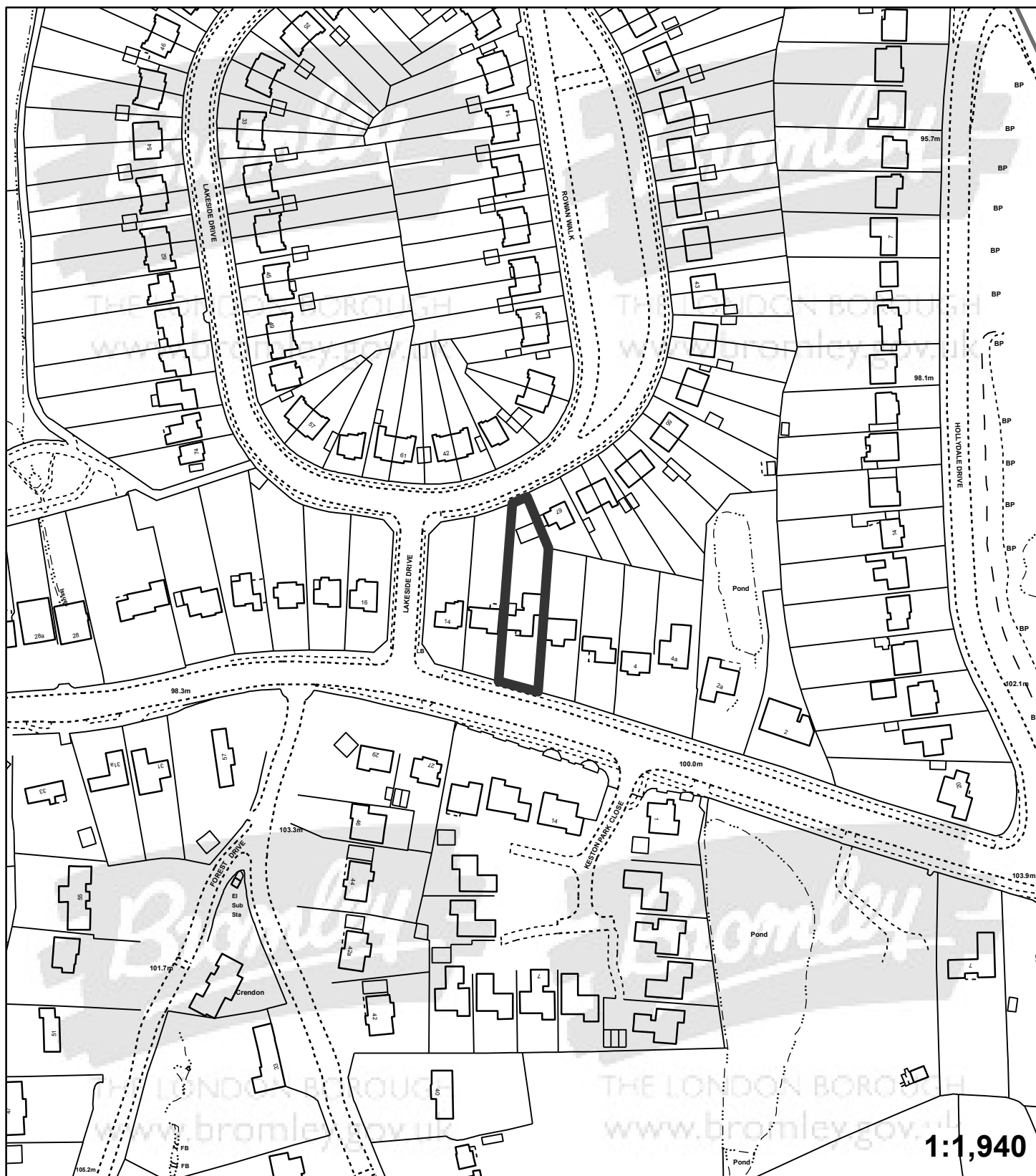
- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |

- | | | | |
|---|--------------------|--------------------------------|----------------------------------|
| 3 | ACI12
elevation | Obscure glazing (1 insert) | in the first floor eastern flank |
| | ACI12R | I12 reason (1 insert) | BE1 |
| 4 | ACI13 | No windows (2 inserts) | flank extensions |
| | 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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