

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

Application No : 13/04243/FULL6

Ward:
Bickley

Address : Greenwood Bickley Park Road Bickley
Bromley BR1 2AT

OS Grid Ref: E: 542475 N: 168904

Applicant : Miss S O'Malley

Objections : YES

Description of Development:

Single storey side/rear extension and outbuilding to rear for use as gym/play/store

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Open Space Deficiency

Proposal

It is proposed to add a single storey side and rear extension to this detached property which would be set back between 1.3-1.5m from the side boundaries, and would project a maximum 5.4m to the rear. The side extension would have a pitched roof, and the rear extension a flat roof with roof lanterns.

It is also proposed to add a detached building at the end of the rear garden to be used as a gym/playroom/store which would measure 11m x 7m in area, and would have a maximum height of 3.7m to the top of the pitched roof.

Location

The application site is located to the southern edge of Bickley Park Road with the cricket ground opposite. The site is occupied by a large two storey detached dwelling which is of a comparable size and style to those in the vicinity and which was permitted in 2009. The site lies within the Bickley Park Area of Special Residential Character (ASRC).

Comments from Local Residents

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

- would be out of character with the ASRC
- overlarge outbuilding proposed at the rear
- loss of mature trees
- overdevelopment of the site
- increased density of development
- unacceptable backland development
- drainage problems.

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
H10 Areas of Special Residential Character

The application was called in to committee by a Ward Member.

Planning History

The existing dwelling was granted permission under application ref. 09/01573, pursuant inter alia to condition 3 which removes permitted development rights for extensions and detached outbuildings.

A number of applications for a detached dwelling to the rear garden were refused (refs. 07/02856, 08/02804 and 10/01837) and subsequently dismissed at appeal.

Permission was recently refused (ref.13/02092) for a two storey side extension, a single storey rear extension and the change of use to a house in multiple occupation on the following grounds:

"The proposed use would result in an over intensification of the existing property that would be harmful to the established residential character of the area contrary to Policies BE1, H7 and H10 of the Unitary Development Plan and the National Planning Policy Framework."

Conclusions

The main issues relating to the application are the effect that it would have on the character of Bickley Park Area of Special Residential Character and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The current proposals are for a single storey side extension (as opposed to a two storey side extension which was previously proposed), and for a slightly deeper single storey rear extension (5.4m as opposed to 4m previously proposed). The

extensions in the previous scheme were in themselves considered acceptable, and the application was refused only on grounds relating to the overintensive use of the property which was for multiple occupation.

The single storey side extension would be set back between 1.3-1.5m from the eastern flank boundary with Jalna, and would project 3.3m to the rear at this point. It would have a pitched roof, and it is not considered to have a detrimental impact on the amenities of the adjoining property nor on the character and spatial standards of this part of the ASRC.

The western part of the single storey rear extension would project 5.4m to the rear, but would be set back 1.5m from the western flank boundary with Aldeen. The adjoining property currently has a single storey building adjacent to the boundary that projects deeper into the garden than the proposed extension to Greenwood, and the proposals are not, therefore, considered to have a detrimental impact on the amenities of the adjoining occupiers.

The proposed outbuilding in the rear garden would be set back 4m from the side and rear boundaries, and would be used for purposes ancillary to the main residential use of the house. It would have a pitched roof extending up to 3.7m in height, and if permitted development rights had not been removed, would not require planning permission. However, the building is considered to be located far enough away from neighbouring properties to adequately protect residential amenity, and can be conditioned to ensure that it is only used for purposes ancillary to the main residential use of the house. The property has a 50m deep garden, and the proposals are not considered to result in an overdevelopment of the site.

The proposals are not, therefore, considered to result in a significant loss of amenity to local residents nor would have a detrimental impact on the character and spatial standards of Bickley Park Area of Special Residential Character.

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 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 3 | ACI23
ACI23R | Outbuilding only ancillary use
Reason I23R |
| 4 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

