

SECTION '2' – Applications meriting special consideration

**Application No :** 13/04288/FULL6

**Ward:**  
**Bickley**

**Address :** 16 Falcon Avenue Bickley Bromley BR1  
2EH

**OS Grid Ref:** E: 542257 N: 168507

**Applicant :** Mr Nathan Hartigan

**Objections : NO**

**Description of Development:**

First floor side/rear extension

Key designations:

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

**Proposal**

- First floor side/rear extension measuring approx.4m in depth x 5m in width
- The extension would have a hipped roof design set below the main ridge height by around 0.8m
- The extension would project beyond the northern side elevation of the main building by approx.1.8m
- A first floor flank window is proposed in the existing north elevation to serve a bathroom. It is indicated as being obscure glazed

**Location**

The application site comprises of a two storey detached dwellinghouse which has previously been extended to the ground floor side and rear. The existing extension is positioned between approximately 0.7 - 0.8m from the northern flank boundary of the site.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received.

**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

SPG1 General Design Principles  
SPG2 Residential Design Guidance

### **Planning History**

07/04270 - Single storey side and rear extension - PERMITTED

09/02407 - Second floor addition over whole dwelling to provide additional residential accommodation - REFUSED

13/02186 - First floor rear and side extension - REFUSED AND DISMISSED AT APPEAL

### **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 is re-submission following the refusal and dismissal at appeal of the previous application (13/02186) for a first floor rear and side extension.

The proposed extension would be positioned over an existing single storey side/rear extension which is positioned less than 1 metre away from the northern flank boundary of the site, which is technically in breach of the Council's side space policy (H9) due to there not being a minimum 1m side space retained for the full height and length of the flank wall of the two storey extension. The refused scheme was identical in its relationship to the northern flank boundary of the site. However, in his consideration of the refused scheme, the Appeal Inspector concluded that although the proposal is in breach of policy H9 (i) it would not harm the street scene because it would be set well back from No.16's front building line and would not result in a cramped appearance or a 'terracing effect' as there would still be "more than reasonable space between them (No's 16 and 18) (para.6 appeal decision DC/13/02186)". In this instance, the impact on the street scene is therefore considered acceptable.

With regard to the impact of the development on the amenities of occupiers of adjacent dwellings, the previously refused scheme was considered to result in a harmful impact on the outlook from the rear windows and rear garden at No.14a, to the south of the site, as a result of the two storey building being positioned in close proximity and extending the whole length of its rear garden. In order to address this harm, the applicant has substantially reduced the width of the proposed first floor extension by setting it in from the flank wall of the building by approximately 3.1m. The height of the extension remains similar to that of the previous proposal.

Given the reduction in width and significant separation to the boundary with 14a, the proposal is now considered acceptable in terms of its impact on the amenities of the occupiers of 14a.

A flank window is also proposed in the northern elevation which would be obscure glazed, serving a bathroom, and is therefore unlikely to result in any harmful overlooking to neighbouring properties.

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 the files refs 13/02186 and 13/04288, set out in the Planning History section above, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

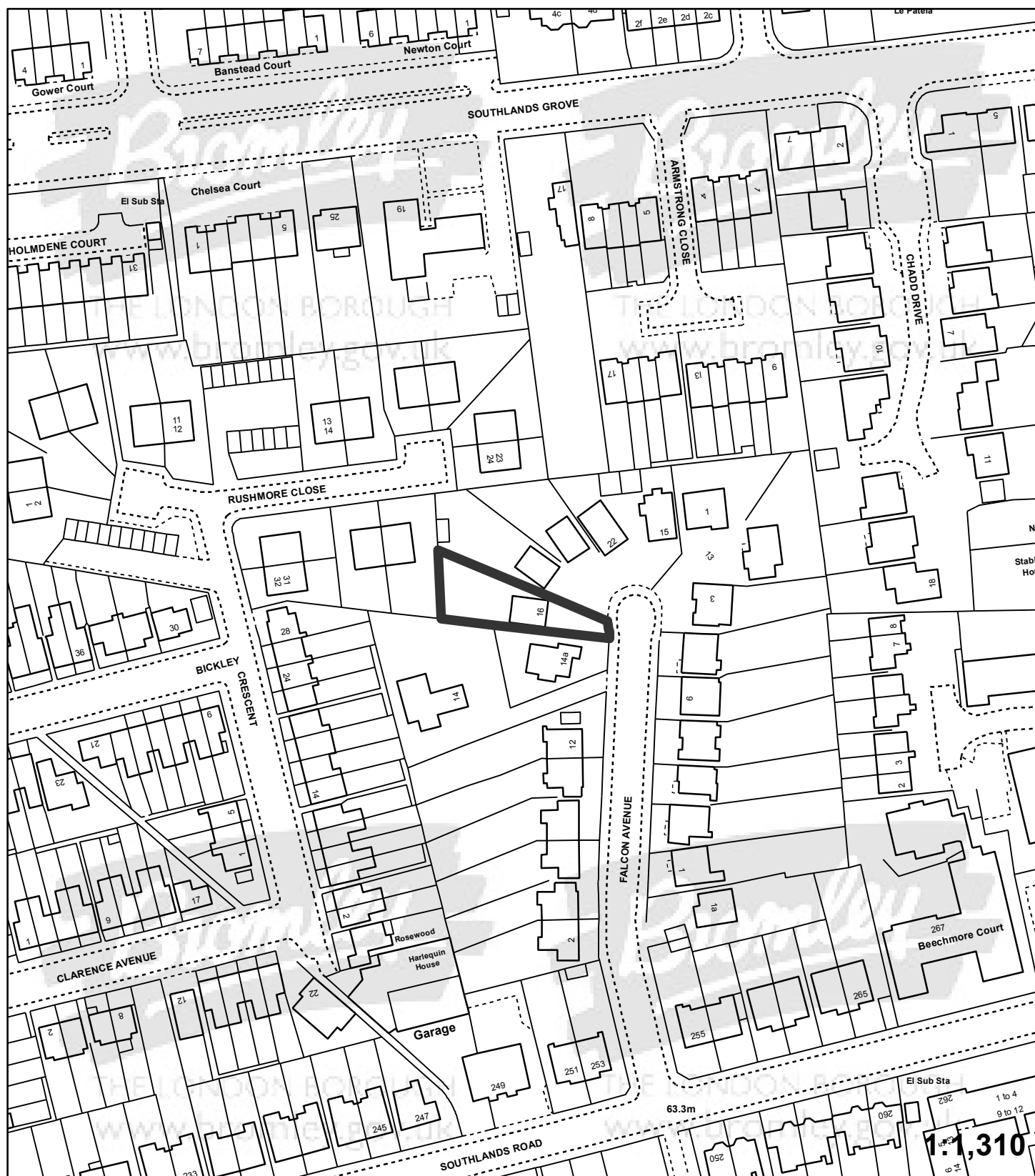
- 1      ACA01      Commencement of development within 3 yrs  
         ACA01R      A01 Reason 3 years
- 2      ACC04      Matching materials  
         ACC04R      Reason C04
- 3      ACI12      Obscure glazing (1 insert)      in the northern flank elevation  
         ACI12R      I12 reason (1 insert)      BE1
- 4      ACI13      No windows (2 inserts)      flank extension  
         ACI13R      I13 reason (1 insert)      BE1
- 5      ACK01      Compliance with submitted plan

**Reason:** In order to comply with Policies BE1 and H8 of the Unitary Development Plan, and in the interest of the appearance of the building and the visual and residential amenities of the area.

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**Proposal: First floor side/rear extension**



"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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