

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

Application No : 13/03404/FULL1

Ward:
Plaistow And Sundridge

Address : 12 Aldermay Road Bromley BR1 3PH

OS Grid Ref: E: 540285 N: 169873

Applicant : Mrs J Frank

Objections : YES

Description of Development:

Roof extensions, single storey rear extension and alterations to provide a one bedroom flat on the upper floor together with a two bedroom flat on both the ground and first floors (3 units in total).

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area Buffer 200m
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

A side roof extension, from a hip end to a gable end, a rear dormer and a single storey rear extension are proposed. It is proposed to convert the property to provide the following accommodation; a ground floor 2 bedroom flat, a first floor 2 bedroom flat and a 1 bedroom flat within the loft area. The total number of flats would be 3. No parking is proposed. A single storey rear extension is also proposed extending 2.89m in depth and 3.68m in height abutting the southern boundary with No.10.

The applicant contends that the application property is currently laid out as 2 flats and has been for some time, although there is no planning history to support this.

Location

The application property is located on a pleasant residential street within walking distance of Bromley Town Centre. The road is made up of mainly semi-detached period properties, the vast majority of which remain as single dwelling

houses. The road is not within a Conservation Area or Area of Special residential Character (ASRC).

The application property is a large semi-detached Edwardian property which has retained many of the original detailing architectural detailing, to the rear the garden extends to approx. 24m in depth.

Comments from Local Residents

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

- Aldermary Road is relatively unspoilt road of Edwardian houses which are intended to be family homes the new development would create and would be out of character
- the proposed gable end will result in the roof line not matching the others in the road.
- proposal will set an undesirable precedent
- Aldermary Road is one of the more architecturally interesting roads in the borough, the Council should be encouraging owners to maintain properties as close to original as possible
- the proposed planning application is not in keeping with the look and feel of the street
- by creating additional flats the existing parking problems will be exacerbated
- the current line of sight down the curve of the road would be rudely interrupted by this development
- proposal will unbalance the semi-detached dwellings as a pair
- the extensions will affect light to my property (No.14)
- proposal would be detrimental to the visual amenities of the street scene

Comments from Consultees

Highways - The site is within a high (5) PTAL area. The site is within the inner area of the Bromley Town Centre controlled parking zone where there is very limited all-day parking available. I would have no objection to the principle of a car free development. However, in order not to put pressure on the existing parking situation, future residents of the development should not be eligible to apply for parking permits.

Environmental Health (Pollution)

The site lies within the AQMA for NO_x so a condition should be attached to minimise gas boiler NO_x emissions. A list of suitable boilers to the applicant if needed.

Environmental Health (Housing)

Proposed Ground Floor Flat - Combined Kitchen and Living Space

The only communal living space in the proposed flat is combined with the kitchen area which is not desirable due to the risk of accidents associated with areas used for both food preparation and recreation.

Hazard: 11 Crowding and Space (b) Lack of separate kitchen area of adequate size

Hazard: 25 Flames, Hot Surfaces etc. (g) Inadequate separation - of kitchen from living or sleeping space.

Proposed First Floor Flat - External Recreational Space

It is reasonable to assume a dwelling with two or more bedrooms will be occupied by a family with children.

If the proposed two bedroom property has provision for external recreational space i.e. access to the rear garden, then the following hazard will be overcome.

Hazard: 11 Crowding and Space (j) Lack of safely fenced or guarded recreational space, readily visible from within the property.

Proposed Second Floor Flat - Bedroom

If the roof lights permit a seated person a reasonable view of the road outside without the window being too low down so as to present a hazard to children, from falling out of the window, then the following hazard will be overcome.

Hazard: 13 Lighting (f) Window view: inappropriate shape and/or size of window preventing view of outside.

Hazard: 13 Lighting (g) Outlook: lack of reasonable view through the living room (bedroom and or dining room) window.

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
H11 Residential Conversions
T3 Parking

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 2012

Planning History

The planning history for the application property does not show permission having been approved for the use of the property as 2 flats.

Conclusions

The side roof extension from a hip end to form a gable end would in most instances result in the semi's having an unbalanced appearance. However, an application is currently under consideration (planning ref. 13/02568) for the adjoining half of the semi (No.10) to be extended in the same way, there are also examples of semi-detached pairs on the opposite side of the road that have original gable end roof treatments. The extent of the roof extensions are similar in appearance to what would be permissible under permitted development rights for single dwellings houses, rights that would be afforded to the majority of the dwellings within the road.

Permission for the use of No.10 as 4 self-contained flats was allowed on appeal in 1988, permission was also granted during that year for conversion of No.10 to 3 self-contained flats. The scheme currently under consideration at that address would increase the size of the fourth unit from a 1 bedroom to a 2 bedroom flat. The precedent to convert this type of property has therefore been established at a more intensive level than is currently proposed at No. 12.

From a technical point of view there are no objections raised from a highways point of view.

From an Environmental Health (Housing) point of view the initial concerns raised appear to have been adequately addressed through a revision to the layout and access to private amenity space being afforded to both flats. Conditions / informatives have been suggested to with regards to Environmental Health (Pollution) comments.

It is considered that the application property is a large Edwardian house, capable of conversion, there are no sustainable technical comments that would support refusal of this application. Furthermore, the proposal would appear to comply with Policy H11 in that the amenities of neighbours would not be unduly harmed, the accommodation would provide a satisfactory living environment, there are no highways objections and the proposal will not lead to a shortage of medium or small sized family dwellings.

From a strategic policy perspective, it remains the case that the housing policies seek to ensure that the Boroughs larger, older properties are used efficiently in order that conversions can make a contribution towards housing supply whilst retaining established character which can be eroded through redevelopment.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/03404 and 13/02568, set out in the Planning History section above, excluding exempt information.

as amended by documents received on 06.02.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 3 ACK01 Compliance with submitted plan

Reason: In the interests of the visual amenities of the area and the residential amenities of the neighbouring properties, in line with Policies BE1 of the Unitary Development Plan.

- 4 The application site is located within an Air Quality Management Area declared for NOx: In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NOx emission rate of <40mg/kWh

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area in line with NPPF p124 and Policy 7.14 of the London Plan.

INFORMATIVE(S)

- 1 Before the works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

Application:13/03404/FULL1

Address: 12 Aldermary Road Bromley BR1 3PH

Proposal: Roof extensions, single storey rear extension and alterations to provide a one bedroom flat on the upper floor together with a two bedroom flat on both the ground and first floors (3 units in total).



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.