

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

Application No : 14/00195/FULL6

Ward:
Plaistow And Sundridge

Address : 70 Park Road Bromley BR1 3HP

OS Grid Ref: E: 540874 N: 169697

Applicant : Mr James Gore

Objections : YES

Description of Development:

Part one/two storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

The application seeks to erect a part one/part two storey rear extension at lower and upper ground floor levels. The proposal would involve the removal of an existing lower ground floor projection and the widening and squaring-off of the existing two storey projection whilst having a set-back from the flank elevation of 0.95m. The addition of a flank window to the main dwelling is proposed at upper ground floor level.

The application proposes an amended scheme in an attempt to overcome the previous refusal ground of having a detrimental impact upon the residential amenity presently enjoyed by the residents of 72 Park Road.

Location

The application property is a semi-detached property located on the southern aspect of Park Road. The host property is currently in use as a single dwelling. The application site is not within a designated conservation area and the property is not listed.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 1 objection was received, which is summarised as follows:

- does not meet the criteria of the Unitary Development Plan;
- poor design would seriously impact neighbouring prospect;
- poor design would have a negative impact on the street scene and character of the area; and
- application is essentially the same as that previously refused; and
- suggests a revised proposal.

Comments from Consultees

No internal or external consultation required.

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

The following Council adopted SPG guidance is also a consideration:

Supplementary Planning Guidance 1 General Design Guidance
Supplementary Planning Guidance 2 Residential Design Principles

The above policies are considered consistent with the objectives and principles of the NPPF.

Planning History

December 2013: Planning application (ref. 13/03020) refused for erection of a two storey rear extension. Reason for refusal:

The proposed two storey rear extension would, by reason of its excessive bulk, mass and design, result in a detrimental impact upon the residential amenity presently enjoyed by the residents of 72 Park Road contrary to Policies BE1 and H8 of the Unitary Development Plan.

The above decision is currently under appeal (PINS ref. APP/G5180/D/14/2214767).

Conclusions

The current application proposes a scheme that has been amended subsequent to that recently refused in order to overcome the reason for refusal being that it would result in a detrimental impact on the residential amenity enjoyed by the residents of 72 Park Road.

The current proposal still includes the removal of an existing lower ground floor rear projection and the addition of an enlarged two storey rear extension with a flat roof. The proposed extension would infill the majority of the area between the existing 2 storey rear projection and the main flank wall. However, in comparison to the previously refused scheme, the first floor element has been set back from the flank wall by 0.95m.

Given that the previous application was only refused on the ground of having a detrimental impact upon the residential amenity presently enjoyed by the residents of 72 Park Road, it would be unreasonable to refuse the current application on grounds of unacceptable design or harming the character of the area. Regardless, the same conclusion is reached as with the previous application that from a design perspective, the proposal is acceptable and will not adversely impact on the streetscene of the character of the area.

With regard to neighbouring amenity, the proposal would not increase the overall depth of the property and as such the only properties that could be affected by the proposal are 72 Park Road (next door) and 15 Freelands Road (directly to the rear of the application site).

With regard to 15 Freelands Road, the proposed extension would be no closer than the existing rear projection and so there would be no additional opportunity for overlooking or loss of light than that which already exists. It is also noted that the previously refused application was not refused because of an adverse impact on 15 Freelands Road.

Regarding 72 Park Road, subsequent to the previous application being refused, the first floor element of the rear extension has been set in from the flank wall by 0.95m. A sunlight study submitted by the applicant based on the revised proposal and concludes that the proposed development will have an acceptable impact on the residential units surrounding it and any effects are well within the recommended limits. Given the above and the increased separation distance between the properties at first floor level, it is considered that the amended proposal will not result in undue harm to the residential amenities enjoyed by the occupants of 72 Park Road.

With regard to the additional flank elevation window at upper ground floor level, it is considered that the views from this window would be no greater than those that exist from the flank window on the upper floor of the property. It is also noted that the main flank wall of 72 Park Road has no openings. As such, the proposed window is considered to be acceptable and would not have a significant adverse impact on the amenities of 72 Park Road. In addition, the applicant has indicated that these windows would be partially obscure glazed.

Having had regard to the above it can be 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. 14/00194 and 13/03020, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

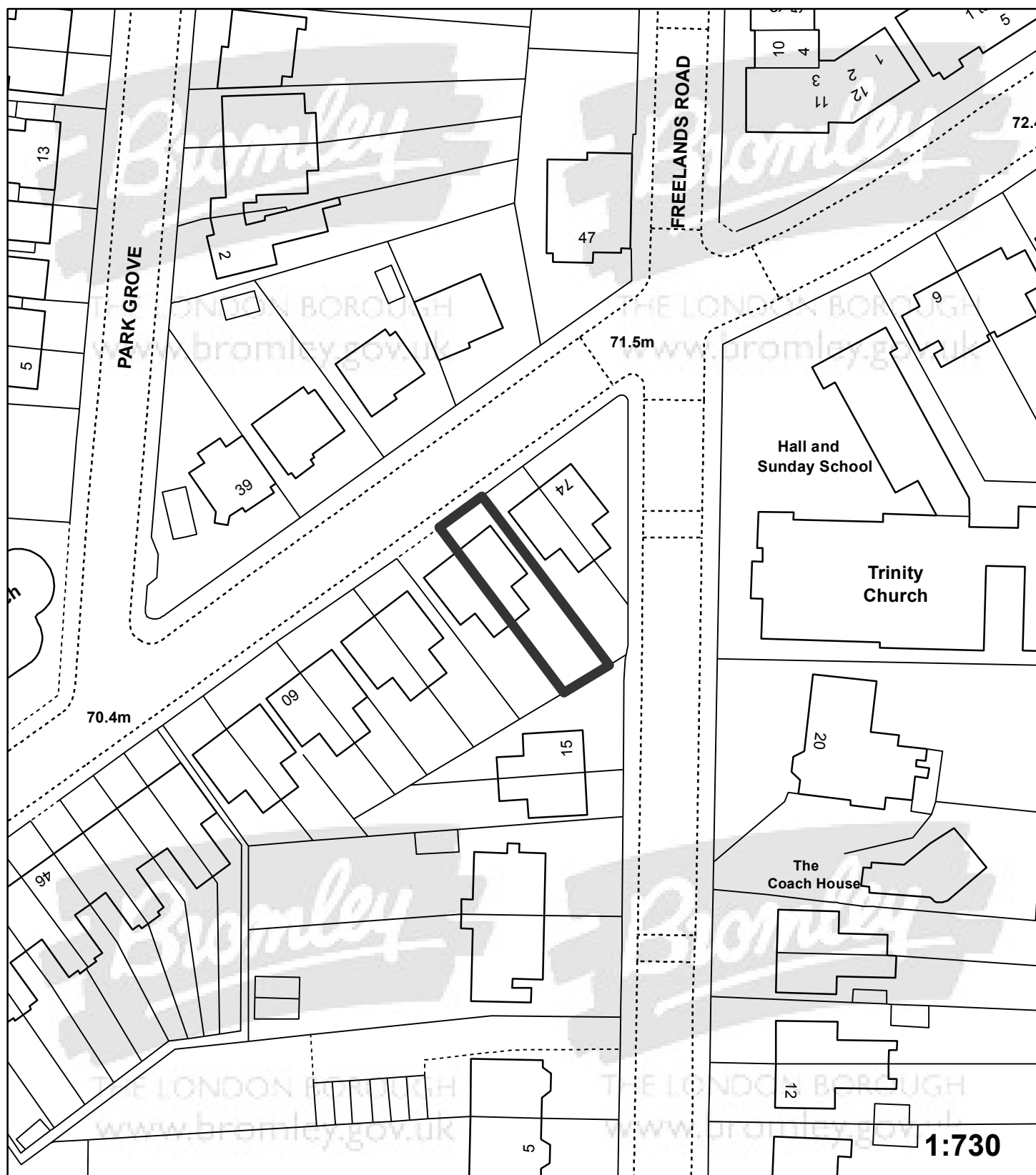
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACK01 Compliance with submitted plan
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.
- 3 ACC07 Materials as set out in application
 ACC07R Reason C07
- 4 ACI13 No windows (2 inserts) flank rear extension
 ACI13R I13 reason (1 insert) BE1
- 5 ACI14 No balcony (1 insert) the rear extension
 ACI14R I14 reason (1 insert) BE1

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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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