

Application No : 14/00667/FULL6

Ward:
Shortlands

Address : 115 South Hill Road Shortlands Bromley
BR2 0RW

OS Grid Ref: E: 539086 N: 168550

Applicant : Mr & Mrs D Christie

Objections : YES

Description of Development:

Roof alterations to incorporate rooflights to front/side/rear and first floor/single storey side extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

The application seeks permission for roof alterations to incorporate roof lights to front/side/rear and first floor/single storey side extension. It is proposed to extend the existing first floor side element approximately 2.55m towards the front of the property and 2.15m to the side in line with the side projection of the existing first floor addition. One new window is proposed in the first floor side elevation of the extension and one roof light in the front elevation of the new roof. The roof of the existing first floor side extension will be raised approximately 1.25m to accommodate rooms within the roof space and one roof light proposed in the side elevation of the new roof. One roof light is proposed in the existing main roof of the property at the front and one at the rear. A single storey side extension is also proposed spanning 9.398m in length and projecting 2.069m to the side. A minimum side space of 8.36m is proposed between the flank wall and the side boundary increasing to 0.993m towards the rear. The roof will have a shallow pitch with a maximum height of 3.2m and an eaves height of 2.8m. One window is proposed in the flank elevation of the single storey extension, one window in the rear elevation and one window in the front elevation. Alterations to the front elevation have also been shown which includes the relocation of the front entrance door from the side to the front in place of a ground floor front window. The existing small pitched roof, which is currently above the front window to be removed, will also be extended over the new front entrance door.

Location

The application site is a two storey semi-detached property on the southern side of South Hill Road, Shortlands. Properties in the area are primarily semi-detached two storey dwellinghouses of varying architectural styles.

Comments from Local Residents

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

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

Comments from Consultees

The Council's Highways officer raises no objections.

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

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

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

Planning permission was granted under ref: 90/03231/FUL for a First floor side extension.

More recently a certificate of lawfulness application was refused under ref: 13/03973/PLUD for a Single storey side extension and enlarged side dormer extension as the enlarged side dormer was not considered to be permitted development under Classes A and B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as amended).

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 property currently benefits from a cat slide roof with a large side dormer style extension which forms part of the first floor of the property. This has been previously extended by application permitted under ref: 90/03231. The first floor element of the proposed side extension is to enlarge this side dormer extension by increasing the roof height and extending it a further 2.55m forward so the first floor will span the majority of the length of the property. However, the first floor extension would be set back 1.5m from the front of the property and would have a lower roofline than the existing property resulting in a subservient appearance. The single storey side element of the proposal would project 2.069m to the side and span the full length of the existing property. A minimum side space of 8.36m is proposed between the flank wall of the single storey addition and the side boundary. As the proposed extension includes a first floor side element, Policy H9 should be considered which requires a minimum of 1 metre space from the side boundary of the site for the full height and length of the flank wall for proposals of two or more storeys in height. Accordingly, the first floor element will not project any further to the side than the existing main side building line of the property and will be approximately 2.9m from the side boundary. Therefore Member's may consider that an adequate amount of separation has been retained as to not cause a cramped appearance to occur and to protect the amenities of the neighbouring property at no. 117. Furthermore, the subservient design of the proposed first floor element would reduce the impact of the extension on the appearance of the pair of semi's from the street scene and character of the area in general.

The roof of the single storey element will have a shallow pitch which is in line with the existing small pitched roof currently in existence above a ground floor front window. This window is to be removed and a new front entrance door inserted in its place with the pitched roof design extended over the new door. One window is proposed in the front elevation of the single storey extension. The front elevational alterations are considered to be minor alterations and in keeping with the design of the host dwelling. In addition, the single storey element is modest in scale and not considered to cause a detrimental impact on the host dwelling or character of the area.

One new window is proposed in the first floor side elevation of the extension and one roof light in the side elevation of the new roof. The new window is to serve an en suite bathroom and the roof light to serve a bathroom on the second floor within the roof space. As such it is considered reasonable, if the application is to be granted, to condition these windows to be obscure glazed and non-opening below 1.7m, to further protect the privacy of host dwelling and neighbouring property at no. 117. One roof light is proposed in the existing main roof of the property and in the new roof of the extension within the front elevation and one at the rear. These are not considered to cause any additional opportunities for overlooking than currently exist in the upper floors of the property.

Having had regard to the above Member's may consider that given the subservient design of the proposed extension and the separation proposed at first floor level that, on balance, the scheme may not cause such harm to the character of the area as to warrant a planning refusal. Furthermore, Members are asked to consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents.

Background papers referred to during production of this report comprise all correspondence on the file ref: 14/00667/FULL6 excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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| 1ACA01 | Commencement of development within 3 yrs |
| ACA01R | A01 Reason 3 years |
| 2ACC04 | Matching materials |
| ACC04R | Reason C04 |
| 3 | Before the development hereby permitted is first occupied, the proposed window(s) in the north-western elevation shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.
In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties. |
| 4ACI17 | No additional windows (2 inserts) north-western extension |
| ACI17R | I17 reason (1 insert) BE1 |
| 5ACK01 | Compliance with submitted plan |
| ACK05R | K05 reason |