

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

**Application No :** 14/00015/FULL6

**Ward:**  
**Bickley**

**Address :** Redlap, Sundridge Avenue, Bromley  
BR1 2QP

**OS Grid Ref:** E: 541791 N: 169913

**Applicant :** Mr C Longley

**Objections : YES**

**Description of Development:**

Lower ground and ground floor extensions and provision of first floor with pitched roof and rear dormers to form a two/three storey dwelling with accommodation in roofspace, together with elevational alterations

Key designations:

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

**Proposal**

- Lower ground floor front extension adjacent existing garage to create new entrance to dwelling and study room with WC
- ground floor front extension within inner section of the 'L'shape' of the original house
- provision of first floor to create two/three storey dwelling with accommodation (games room) within roof space.

**Location**

- The application site comprises of a one/two storey detached dwellinghouse with accommodation within the roofspace
- the site rises dramatically towards the rear of the house with the garage set at a lower level and with steps leading to the front door.
- the surrounding area is characterised by large detached dwellings of varying architectural designs.

## **Consultations**

Nearby owners/occupiers were notified of the application and representations were received from No's 8 and 10 Serviden Drive which can be summarised as follows:

- o Live directly behind site
- o extension will block light due to increase in height
- o will be directly overlooked
- o loss of privacy
- o overshadowing
- o 2 rear dormer windows will increase height of property and will overlook ground property and garden.

## **Comments from Consultees**

Thames Water do not have any objection to the application.

## **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  
NE7 Development and Trees

SPG1 General Design Principles  
SPG2 Residential Design Guidance

## **Planning History**

No relevant planning history.

## **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.

With regard to siting, the proposed extension would be predominantly set within the footprint of the existing building, albeit the ground floor front/side extension. Furthermore, the existing front and rear building lines would be retained and the ample side space to the flank boundaries of the site would be retained.

The proposed first floor addition would result in a higher and bulkier dwelling to that which currently exists, however, it is noted that amended plans were received showing a 0.4m reduction in the height of the proposed roof, giving a more similar alignment to the roof at the neighbouring site, Trystan. Taking into account the

height of the two adjoining properties which are also two storeys, the resulting building height is not considered to be out of character with the locality. Furthermore, the space about the building would be maintained and the proposed windows and varying roof levels would add some visual interest to the building. Overall, the impact on the street scene is therefore considered acceptable.

With regard to the impact of the development on neighbouring amenities, the front gable part of the first floor extension would measure approximately 1.5m higher than the current front section and would be set below the level of the main ridge. Coopers, to the east of the site is set further forward than Redlap and is well-separated from the application building. Whilst there is one ground and one first floor flank window at Coopers, these are set towards the front of the building and, the impact on outlook from these windows is likely to be minimal. The increase in height of the building may give rise to some loss of light at Coopers, however, this is anticipated to be minimal and, on balance, the proposed extensions are considered acceptable in that they would not have a significant impact on the outlook or amenities of the occupants of Coopers. Additionally, no first floor flank windows are proposed to face Coopers.

In terms of the impact on Trystan, to the west of the site, the proposed roof increase may give rise to some overshadowing of Trystan in the first half of the day, however, no significant impact on outlook from this neighbouring property is expected. Ground floor windows and a first floor side dormer window are proposed which would face towards this neighbouring site, however, as there are existing ground floor windows in similar positions to those proposed no significant overlooking expected. With regard to the side dormer window, given its positioning towards the front of the property it would predominantly overlook the front garden area of Trystan rather than directly facing any flank windows at the neighbouring site. Overall, the impact on the amenities of the occupiers of Trystan is therefore considered acceptable.

Concerns have been raised by occupants of properties adjoining the rear of the site in Serviden Drive over loss of privacy and overshadowing. Given the separation between these properties and the application dwelling, the impact is anticipated to be minimal. Nonetheless, the applicant has offered to obscure glaze the lower part of the proposed rear dormer windows in order to minimise any loss of privacy which may arise.

With regard to trees, there is a mature tree beside the access drive of the property, however, it would not be affected by the proposal and there are no other significant trees which would be affected.

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 file ref 14/00015, excluding exempt information. As amended by documents received on 26.02.2014 03.03.2014

## RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1ACA01 Commencement of development within 3 yrs  
ACA01R A01 Reason 3 years  
2ACC07 Materials as set out in application  
ACC07R Reason C07  
3ACI13 No windows (2 inserts) north-east flank extensions  
ACI13R I13 reason (1 insert) BE1  
4ACI17 No additional windows (2 inserts) south-west flank extensions  
ACI17R I17 reason (1 insert) BE1  
5ACK01 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.
- 6 Before the development hereby permitted is first occupied, the proposed rear dormer windows shall be obscure glazed in accordance with the details set out in Drawing No. SA-770-PD-06 Revision A and shall subsequently be permanently retained as such.  
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

## INFORMATIVE(S)

- 1 RDI25
- 2 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.  
Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 3 Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)