

SECTION '2' – Applications meriting special consideration

Application No : 14/00392/FULL6

Ward:
Plaistow And Sundridge

Address : 12 Holligrave Road Bromley BR1 3PJ

OS Grid Ref: E: 540392 N: 169938

Applicant : Mr Cengil Esengul

Objections : YES

Description of Development:

Single storey rear extension

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

The application should be considered as a joint scheme with No.14 Holligrave Road (application ref.14/00391).

- There is an existing small single storey rear extension to this property
- the extension would span the full width of the existing property
- it would result in a dining room (accessed via the central kitchen) and a bathroom (accessed via the new dining room)
- the extension would have a 5m deep maximum rearward projection (as scaled from the rear of the existing building)
- the extension would project 2.12m from the rear of the existing extension.

Location

The application site consists of a two storey semi-detached dwellinghouse.

Comments from Local Residents

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

- o Rear corner of extension will be within line of site of bay window of neighbouring property

- o Want assurance from Council that extension will not affect light or damage foundations of property
- o No.12 may be subdivided into two separate dwellings
- o New front door installed at side
- o Letterbox attached to side gate
- o Application will prolong loss of peace and quiet
- o Additional family have been observed entering newly create ground floor flat
- o Historical covenant in road prohibits sub-division.

Comments from Consultees

No consultees were notified.

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

A planning application for a single storey rear extension at No.14 was submitted in conjunction with this application and is currently being considered under ref.14/00391.

It is alleged that the application dwelling has been sub-divided into two separate dwellings, however the applicant confirms that there is only one single dwelling. Further investigation is being undertaken.

Planning History

13/03410 - Single storey rear extension and decking - REFUSED on the following grounds:

The rearward projection of the proposed extension adjacent to the boundary with No.14 Holligrave Road is considered to be excessive and likely to be detrimental to the residential amenities of No.14 in terms of loss of outlook and light, and is therefore contrary to Policies H8 and BE1 of the Unitary Development Plan.

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.

In order to try and address the refusal ground of the previous scheme (re.13/03410) the applicants have now submitted a joint scheme with the adjoining semi-detached property, No.14, both involving single storey rear extensions with a maximum rear projection of 5 metres from the rear of the main dwelling. As such,

the impact of the current proposal on the amenities and outlook of the occupants of No.14 is not likely to be significant.

The impact of the proposed extension on No 10 Holligrave Road is considered to fall within acceptable levels as the properties are offset and the additional rearward projection proposed to this flank boundary is only 2.1m.

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 refs 14/00392 and 14/00391 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1ACA01 Commencement of development within 3 years
- ACA01R A01 Reason 3 years
- 2ACC04 Matching materials
- ACC04R Reason C04
- 3ACI07 Restrict to members of household (1 in) 12 Holligrave Road
- ACI07R Reason I07
- 4ACK01 Compliance with submitted plan
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
- 5 The development shall be carried out in conjunction with the development approved at No.14 Holligrave Road (ref.14/00391) and they shall be completed within 3 months of each other
In order to comply with Policies BE1 and H8 of the Unitary Development Plan, and in the interest of the residential amenities of the area.