

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 14/00391/FULL6

**Ward:**  
**Plaistow And Sundridge**

**Address :** 14 Holligrave Road Bromley BR1 3PJ

**OS Grid Ref:** E: 540401 N: 169941

**Applicant :** Mr Karunanithi Kamalakumar

**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.12 Holligrave Road (application ref.14/00392).

- The extension would span the full width of the existing property to provide a dining room
- the extension would have a 5m deep maximum rearward projection (as scaled from the rear of the existing building)
- the extension would be stepped back at the eastern corner by approximately 2.1m
- an existing side lean-to style extension is to be demolished.

### **Location**

The application site comprises a two storey semi-detached dwellinghouse.

### **Comments from Local Residents**

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

### **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.12 was submitted in conjunction with this application and is currently being considered under ref.14/00392.

## **Planning History**

None relevant

## **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 application is part of a joint scheme with the adjoining semi-detached property, No.12, 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.12 is not likely to be significant.

In terms of the impact on the occupiers of No.16, the additional rearward projection proposed to this flank boundary is only 2.9m with the larger part of the extension set-in 2.63m from the flank elevation. As such the impact on the outlook and amenities of these neighbouring occupiers is considered acceptable.

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 14/00391 and 14/00392 set out in the Planning History section above, excluding exempt information.  
As amended by documents received on 26.03.2014

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

1ACA01	Commencement of development within 3 yrs
ACA01R	A01 Reason 3 years
2ACC04	Matching materials

ACC04R Reason C04  
3ACI07 Restrict to members of household (1 in) 14 Holligrave Road  
ACI07R Reason I07  
4ACI13 No windows (2 inserts) eastern flank extension  
ACI13R I13 reason (1 insert) BE1  
5ACK01 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.

6 The development hereby permitted shall be carried out as a single building operation in conjunction with the development approved at No.12 Holligrave Road (ref.14/00392) and they shall be substantially 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.