

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

Application No : 14/00293/FULL6

Ward:
**Bromley Common And
Keston**

Address : 5 Lakes Road Keston BR2 6BN

OS Grid Ref: E: 541343 N: 164502

Applicant : Mr Gary Wookey

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormer extension

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London Loop

Proposal

The application proposes a rear dormer. The dormer will be set back 200mm from the eaves, approximately 400mm from each boundary and approximately 500mm lower than the existing ridge line. There are two existing rooflights to the rear which will be removed to facilitate the proposal. The plans show the existing loft space is used as a bedroom and the proposed dormer will enable an increased habitable area.

Location

The site is a mid-terrace two storey dwelling house located on the north side of Lakes Road, adjacent to a Conservation Area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received, summarised as follows (the full text is available on file for viewing):

- noise from works creating disturbance
- damage to adjacent property
- out of character

- detrimental visual impact
- overshadowing - will not get light into velux in the event one is placed in the adjacent roof space
- concerns re weight of proposed dormer on single brick wall
- without prejudice, in the event of a planning permission conditions are requested

Planning Considerations

The application falls to be determined in accordance with the NPPF, the London Plan and the following policies of the Unitary Development Plan:

H8 Residential Extensions

BE1 Design of New Development

BE13 Conservation Areas - Development Adjacent to a Conservation Area

SPG1

SPG2

Planning History

A Certificate of Lawfulness was granted for the insertion of rooflights to the front and rear, under planning ref. 13/00912.

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.

Objections are raised in respect of overshadowing, noise and damage as well as to the detrimental visual impact of the proposed dormer.

There do not appear to be other rear dormers in the vicinity and whilst therefore this will appear unusual in its setting the visual impact is unlikely to be considered such as to warrant a planning ground of refusal. It is the case that rear dormers are a generally acceptable feature within a suburban setting, many of which are built as permitted development. Policy BE13 expects development proposals to preserve or enhance views into or out the Conservation Area; the dormer is set to the rear and is not considered to impact on the adjacent Conservation Area.

It is recognised that objections raised in respect of building works and noise are of legitimate concern to the neighbours but cannot be addressed under the provisions of planning legislation; noise issues arising as the result of any works are considered by Environmental Health and concerns raised in respect of the actual construction and its safety are considered under the Building Regulations.

It is therefore considered that the proposed rear dormer 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(s) set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

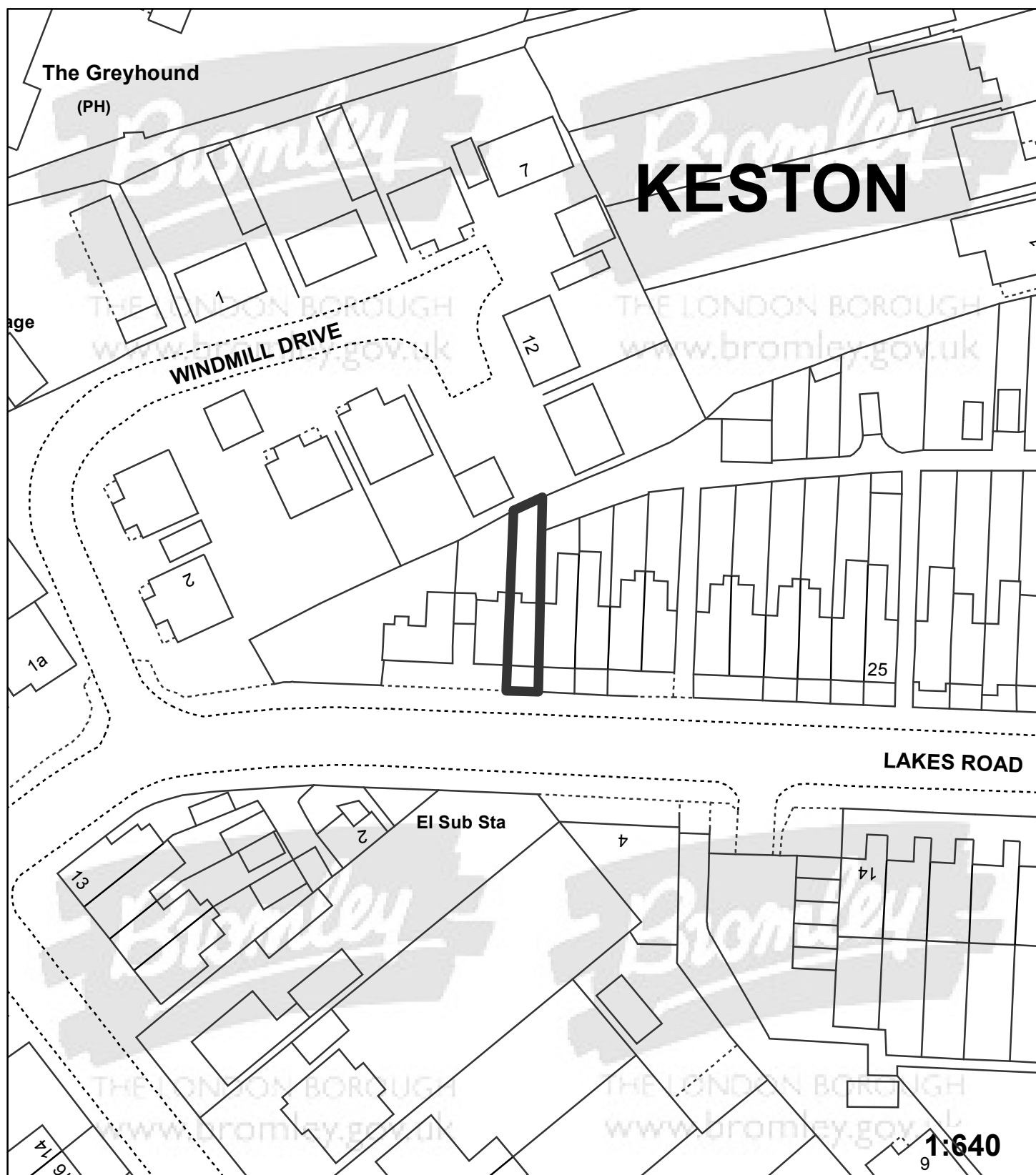
Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |

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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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