

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

Application No : 14/00088/FULL6

Ward:
Bickley

Address : 8 Wessex Court 15 Bickley Road
Bickley Bromley BR1 2ND

OS Grid Ref: E: 542026 N: 169013

Applicant : Mr Paul Hallowes

Objections : YES

Description of Development:

Erection of a single storey side extension with accommodation in the roof space and conversion of existing garage to habitable accommodation.

Key designations:

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

Proposal

Planning permission is sought for the erection of a single storey side extension with accommodation in the roof space and conversion of existing garage to habitable accommodation.

Location

The application property comprises a recently constructed two storey detached dwellinghouse located on the southern side of Bickley Road. The application site is neither listed nor within a conservation area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and as of the date of this report, 3 objections were received, which are summarised as follows:

- view from 2 Wessex Court and most others would be adversely affected and claustrophobic (addressed in conclusion below); and

- proposal would create a disproportionate footprint between land and building, imbalance between #8 and #9 and utilise the sole expanse of grass at the rear of the close (addressed in conclusion below);
- proposal will intrude on privacy of 17 Bickley Road (addressed in conclusion below);
- original permission granted on proviso of no further building on site; and
- owners of 8 Wessex Court have entered into a restrictive covenant not to develop the site without the consent, which has not been given (this is a civil matter and not a material planning consideration).

Comments from Consultees

Highways: No objection subject standard condition relating to satisfactory parking being maintained.

Drainage: No objection subject to standard condition relating to surface water drainage.

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
 T3 Parking

The following Council adopted SPG guidance are also a consideration:

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

The above policies are considered consistent with the objectives and principles of the NPPF.

Planning History

2012: Outline planning application (ref. 11/03300) granted for two/three storey block comprising 7 two/three bedroom flats and 2 two storey five bedroom dwellings with associated car parking, cycle and bin stores and access onto Bickley Road.

2013: Non-material amendment (ref. 11/03300) refused for elevational alterations and roof alteration.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the surrounding area, the impact that it would have on the amenities of

the occupants of surrounding residential properties and the impact that it would have on parking and the highway.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

When considered in the context of the larger host building, the side extension will still retain a sense of subordination, be sensitively designed and not unduly harm the streetscene or surrounding area, particularly as it does not front the highway and is set back behind a larger block of flats. In addition, the proposal is not considered to result in an overdevelopment of the site given the large garden to the rear as well as the separation that will remain between the host building and neighbouring properties.

With regard to the adjoining properties to the north (1-7 Wessex Court), the side extension will be single storey, viewed within the context of the larger host building and result in the removal of the existing first floor window that faces these properties. Therefore, the proposal will not unduly harm the residential amenities enjoyed by the occupiers of those adjoining properties to the north over and above the existing environment. A condition is recommended restricting the insertion of any windows in the northern flank elevation to maintain privacy for the adjoining residents to the north.

With regard to the adjoining property to the west (9 Wessex Court), the separation distance and acute viewing angle will mean that no undue harm to the residential amenities enjoyed by the occupants of that property will result. It is also noted that no objection has been received from this adjoining property.

With regard to the adjoining property to the southeast (2 Bayliss Place), it is elevated in relation to the application site, has a large flank wall on the boundary and the only window in that flank appears to be obscure glazed and serve a bathroom. It is also noted that no objection has been received from this adjoining property.

With regard to the adjoining property to the northeast (17 Bickley Road), given the separation distance between the properties, the existing boundary treatment of tall, mature trees as well as the detached garage, the proposal will not result in undue harm to the residential amenities enjoyed by the occupants of that adjoining property.

The existing garage is being converted into a habitable room and a new double garage proposed as part of the side extension and therefore, no loss of parking. It is also noted that the Highways Department has no objection to the proposal.

Having had regard to the above it was considered that the siting, size and design of the proposal 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 surrounding area or parking and the highway.

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/00088, 11/03300 and 11/03300, 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 ACK01 Compliance with submitted plan

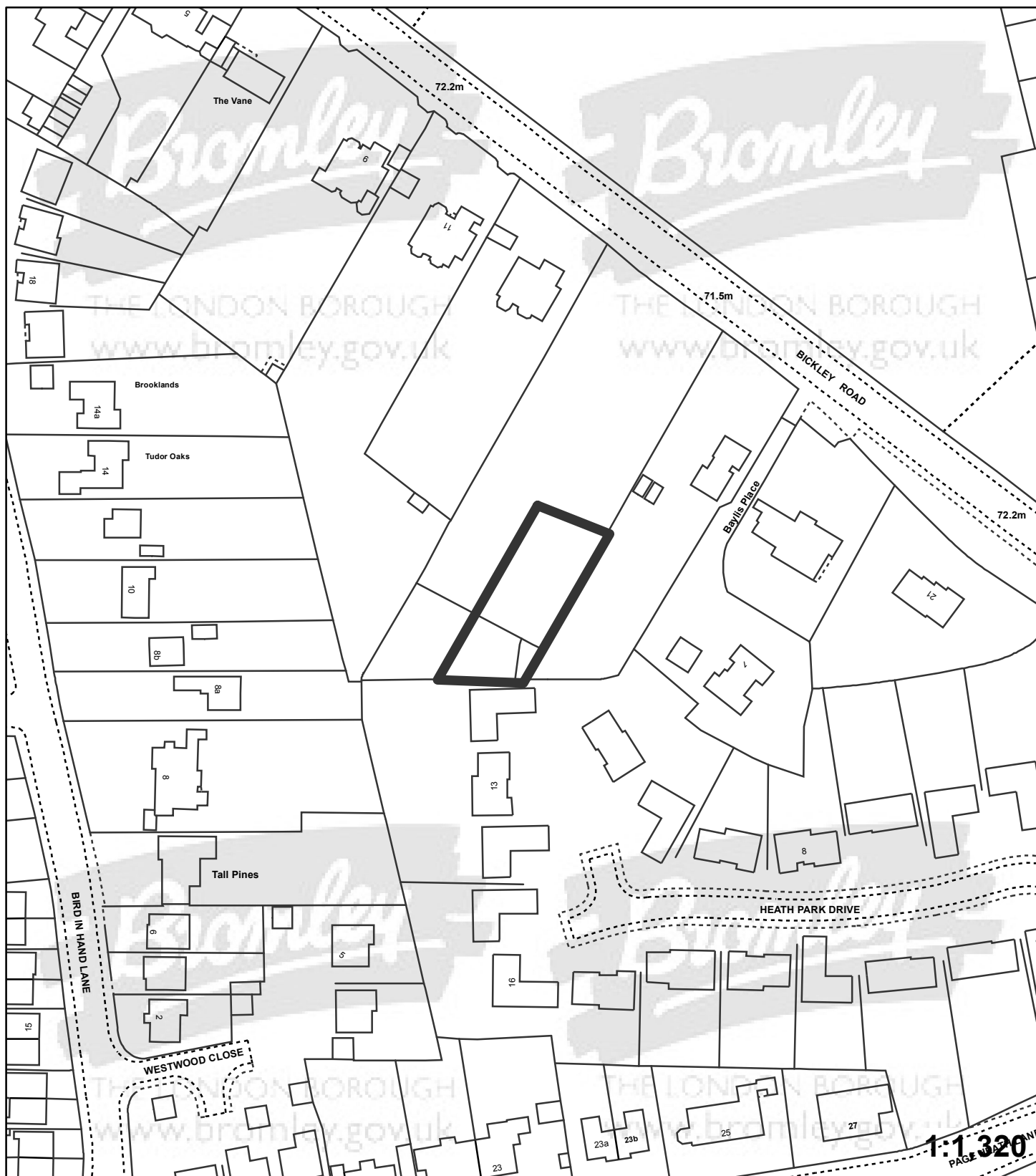
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 3 ACC04 Matching materials
 ACC04R Reason C04
- 4 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 5 ACD02 Surface water drainage - no det. submitt
 AED02R Reason D02
- 6 ACI13 No windows (2 inserts) northern development
 ACI13R I13 reason (1 insert) BE1

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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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