

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

**Application No :** 13/04253/FULL6

**Ward:**  
**Bromley Common And  
Keston**

**Address :** 7 Greys Park Close Keston BR2 6BD

**OS Grid Ref:** E: 541574 N: 164359

**Applicant :** Mr Dennis Sumner

**Objections :** NO

**Description of Development:**

Part one/two storey side/rear extension, single storey side, first floor side and single storey rear extensions, roof alterations to incorporate two front dormers, bay window to front and elevational alterations

Key designations:

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

**Proposal**

The application seeks permission for a part one/two storey side/rear extension, single storey side, first floor side and single storey rear extensions, roof alterations to incorporate two front dormers, bay window to front and elevational alterations.

The extensions will effectively result in a two storey dwelling that will retain a separation of 2.4 metres between the north-western flank elevation and the property boundary shared with Number 6 Greys Park Close. The single storey element of the resulting dwelling closest to the south-east of the site will be built adjacent to the property boundary.

Amended plans were received on 6th March 2014 showing that there will be two windows inserted into both first floor flank elevations. They are indicated as being obscure glazed, and will each serve bathrooms. When the application was originally submitted, the floor plans indicated that these windows were proposed, but the windows were accidentally omitted from the proposed elevations.

Further amended plans were received on 14th April 2014 which reduced the overall width of the proposal in order to be absolutely certain that the two storey element will have a minimum gap of 1000mm at its narrowest point with the

boundary. The agent has confirmed that he personally visited the site to confirm these new dimensions will comply.

## **Location**

The application site is located at the northern end of the cul-de-sac and comprises a single storey detached bungalow with front and rear dormer features to incorporate roofspace accommodation, along with flat-roofed single storey elements to the property and a number of outbuildings within the site.

## **Comments from Local Residents**

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

- OS extract online shows the incorrect site - should be corrected; (this was an error made when uploading the documents to the Council website - the plans submitted as part of the application are correct)
- Resident of No. 5 Greys Park Close stated they have no objections to any changes to No.7.

## **Comments from Consultees**

No consultations were considered necessary for this application.

## **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

## **Planning History**

The only planning history at the site refers to single storey rear extension granted permission in 1988 under ref. 88/03744.

## **Conclusions**

Members may consider that the main issues relating to the application are the effect that the proposal 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 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.

Greys Park Close is a residential road, and comprises a mix of types and designs of dwellings. At the beginning of the road, the properties are more substantial, two storey properties however towards the cul-de-sac end of the road, where the application site is located, there are a number of bungalows with roofspace accommodation.

It is appreciated that the proposed extensions will result in a dwelling that is substantially larger than the existing property on site, in terms of footprint and scale, as well as being larger than the neighbouring properties either side. Notwithstanding this, the orientation of the site and the location of the property boundaries are considered to be in favour of the proposed development, as there will remain a good degree of separation between the two storey elements of the resulting building and the property boundaries. As such, Members may consider that the distance between the two storey elements of the resulting dwelling and the neighbouring properties are considered to be acceptable and unlikely to lead to any degree of loss of daylighting, amenity or prospect.

There are two windows proposed in both first floor flank elevations which will serve bathrooms. They are indicated on the plans as being obscure glazed, and Members may consider this is a positive aspect of the design as it will prevent any prospect of overlooking into the gardens or habitable rooms of the neighbouring properties.

The resulting dwelling will be similar in appearance to some of the larger, more substantial properties along Greys Park Close. Whilst the application site is visible from the beginning of the road (at a distance), the neighbouring properties are not visible from the same view point, and the site itself falls away which Members may consider reduces the overall impact of the resulting dwellinghouse upon the streetscene and neighbouring properties. As such, although the resulting house will be larger than the adjacent properties, Members may determine that the proposed scheme will not be out of keeping within the wider streetscene.

Confirmation has been provided that there will be a minimum separation of at least 1 metre between the property boundaries and any form of two storey development, therefore the spatial standards of the area, and the requirements of Policy H9, will be met within the proposed development.

On balance therefore, whilst it is appreciated that the resulting dwelling will be substantially larger than the original dwelling currently on site, Members may consider 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 or spatial standards of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref. 13/04253, set out in the Planning History section above, excluding exempt information.

as amended by documents received on 17.02.2014 06.03.2014 14.04.2014  
01.05.2014

**RECOMMENDATION: PERMISSION**

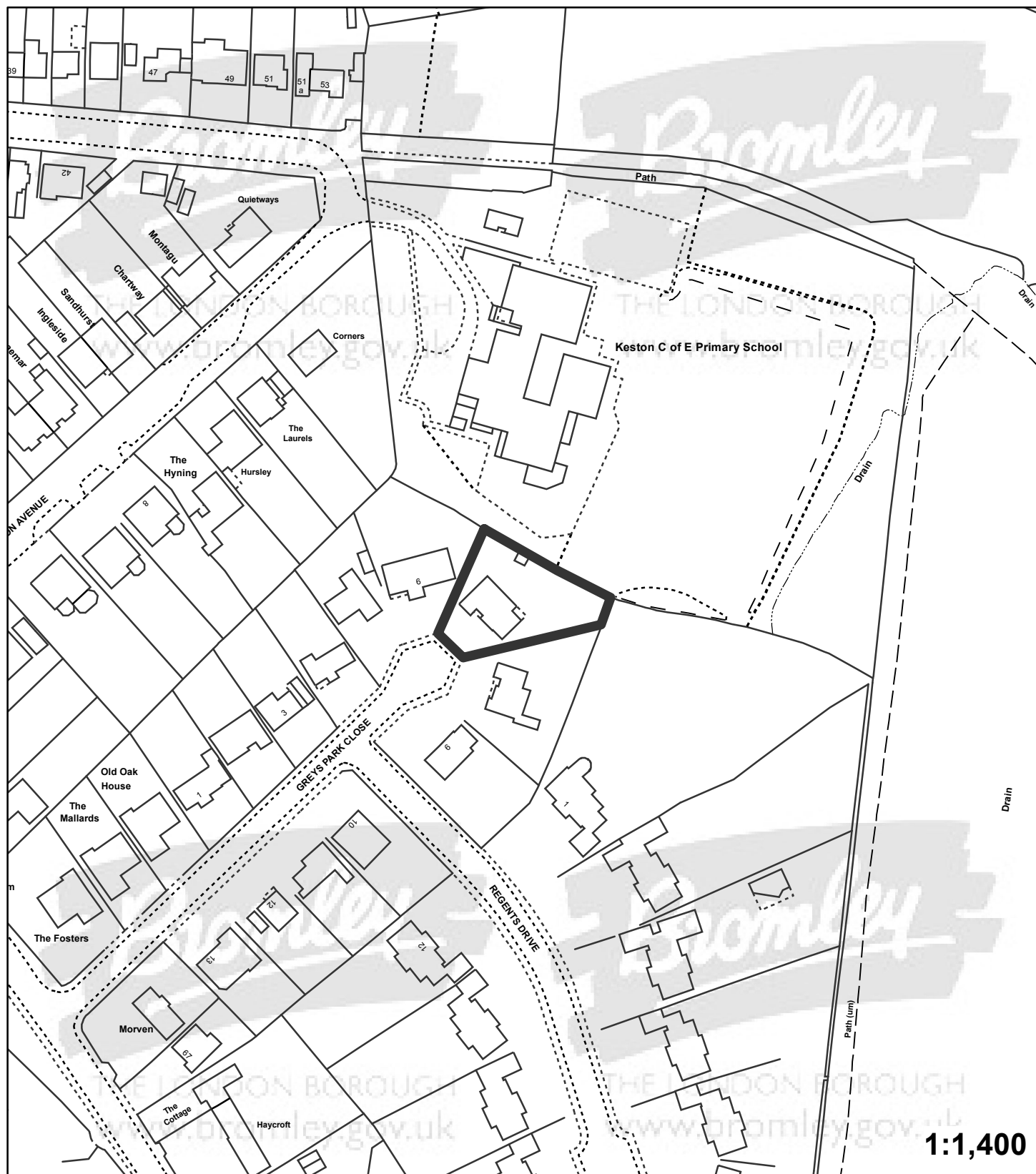
Subject to the following conditions:

- 1     ACA01       Commencement of development within 3 yrs  
      ACA01R     A01 Reason 3 years
- 2     ACC04       Matching materials  
      ACC04R     Reason C04
- 3     ACI12       Obscure glazing (1 insert)    in the first floor flank elevations  
      ACI12R     I12 reason (1 insert)   BE1 and H8
- 4     ACI17       No additional windows (2 inserts)   first        floor        flank  
      extensions
- ACI17R     I17 reason (1 insert)   BE1 and H8
- 5     ACK01       Compliance with submitted plan  
      ACC01R     Reason C01

**Application:**13/04253/FULL6

**Address:** 7 Greys Park Close Keston BR2 6BD

**Proposal:** Part one/two storey side/rear extension, single storey side, first floor side and single storey rear extensions, roof alterations to incorporate two front dormers, bay window to front and elevational alterations



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.