

SECTION '2' – Applications meriting special consideration

**Application No :** 14/01139/FULL6

**Ward:**  
**Bickley**

**Address :** Three Pines Sundridge Avenue  
Bromley BR1 2QP

**OS Grid Ref:** E: 541744 N: 169902

**Applicant :** Mr Amerjeet Mudan

**Objections :** YES

**Description of Development:**

Part one/two storey side/rear extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Local Cycle Network  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Open Space Deficiency

**Proposal**

- Ground floor side/rear extension under existing first floor side over-hang
- First floor side/rear extension behind existing first floor side element
- The extension would include a pitched roof with rear gable set behind the main roof of the existing building
- The ground floor rear element would incorporate a flat roof
- Approximately 0.8m side space would be retained between the two storey side extension and the flank boundary of the site
- The existing garage to the side would be demolished as part of the proposal.

**Location**

- The application site consists of a two storey detached dwellinghouse to the northern side of Sundridge Avenue
- The site does not fall within any designations within the UDP.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received from Sundridge Resident's Association which can be summarised as follows:

- two storey extension considerably behind rear building line might adversely affect the visual amenity of the adjoining property on the right.

### **Comments from Consultees**

The Council's Highways Development Engineers have raised no objections in principle.

### **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  
H9 Side Space  
T3 Parking  
T18 Toad Safety

SPG1 General Design Principles  
SPG2 Residential Design Guidance

### **Planning History**

87/03370 - Two single storey side extensions, two storey front and rear extensions, pitched roof over garage, detached double garage and conversion into two semi-detached houses - REFUSED

97/01734 - Two storey side extensions and first floor front extension - PERMITTED

### **Conclusions**

With regard to the impact on the neighbouring property adjacent to the site of the extension, Nantissa, the application building is already set further back within its plot than Nantissa and the ground floor element would not extend as far back as the existing garage which abuts the boundary of the two sites. Furthermore, there is a detached garden building built up to the boundary at the adjacent site. The first floor extension would extend no further back than the rearmost part of the existing first floor and, given the separation between the two properties and the positioning of windows at the adjacent property, overall, the proposal is unlikely to give rise to any significant loss of amenity. Whilst flank windows are proposed at ground and first floors, these would serve the staircase and should be obscure glazed to prevent any overlooking into the adjacent site.

In terms of scale, siting and design, the proposal would be set behind the existing first floor and would infill the void beneath at ground floor level. While the proposal

does not retain a full 1 metre side space to the flank boundary of the site, the existing house does not in itself retain such a side space. Therefore, the impact on the street scene and spatial standards of the area is considered to be minimal.

At the rear, the existing pitched roof and rear gable design has been replicated and, at ground floor, the proposed flat roof design and extensive glazing provide an interesting contemporary feature. Overall, the proposal is considered to be in keeping with the scale and form of the host building and Members may agree that it is acceptable.

The development will result in loss of one parking space by conversion of the garage to a habitable room. However, there are spaces available within the site's curtilage which would be utilised for parking. Therefore, on balance, as it is a small development there are no objections from a highways safety perspective.

Background papers referred to during production of this report comprise all correspondence on the file ref.14/01139 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      ACC07      Materials as set out in application  
          ACC07R      Reason C07
- 3      ACH03      Satisfactory parking - full application  
          ACH03R      Reason H03
- 4      ACK01      Compliance with submitted plan

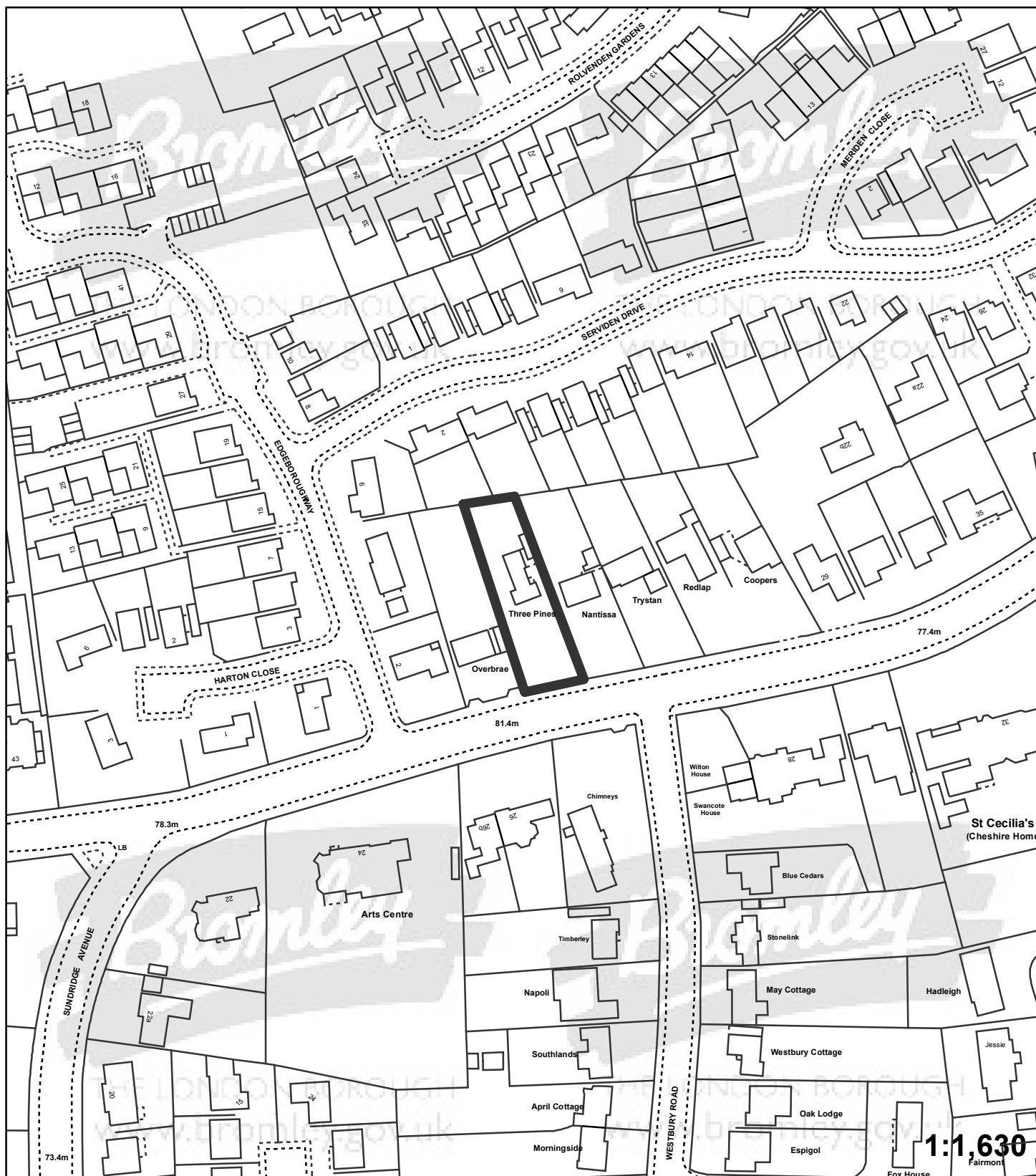
**Reason:** In order to comply with Policies BE1, H8 and H9 of the Unitary Development Plan, and in the interest of the appearance of the building and the visual and residential amenities of the area.

- 5      ACI11      Obscure glaz'g/details of opening (1 in)  
          ACI11R      Reason I11 (1 insert)      BE1
- 6      ACI17      No additional windows (2 inserts)      flank      extension  
          ACI17R      I17 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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