

SECTION '2' – Applications meriting special consideration

**Application No :** 13/02713/FULL6

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

**Address :** 18 Forest Ridge Keston BR2 6EQ

**OS Grid Ref:** E: 542503 N: 164587

**Applicant :** Mr Crawley

**Objections :** YES

**Description of Development:**

Part one/two storey front and rear extensions comprising front porch and dormers, swimming pool, first floor roof terrace and juliet balconies at rear. Roof alterations comprising 2 dormers at rear. Elevational alterations

Key designations:

Conservation Area: Keston Park  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency

**Proposal**

Substantial extensions and alterations are proposed to the property comprising:

- Single storey front extension projecting 2m in depth to form a centralised porch which would project in line with the existing garage
- Two storey rear extension to main house projecting 4.7m (max) some 1.5m beyond the rearmost part of the house
- Single storey rear extension to form enclosure for existing swimming pool , projecting max. 9.55m (d) x 5.17m (w) x 3m (h)
- First floor front extension projecting 1.95m in depth set back 1.1m from the main front wall
- Four rear dormers
- Centralised rear balcony
- Insertion of first floor obscure glazed window in eastern flank elevation with No.20
- Roof alterations to incorporate enlarged gables to rear and alterations to front gables.

**Location**

The application property is a large detached house located midway along Forest Ridge just after the bend in the road. The site lies within Keston Park Conservation Area.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received from No.16 which can be summarised as follows:

- object only to Juliet balcony as this will overlook our garden where our pool area is
- Keston Park does not allow dormers to the front of properties \*(Note: none are proposed)

### **Comments form Consultees**

APCA - Objection are raised for the following reason. While the front elevation has merit and contributes positively to the character and appearance of the Conservation Area. The proposed alterations are of insufficient quality and appropriateness to justify the development.

Contrary to Policies BE1 and BE11 of the Unitary Development Plan and Supplementary Planning Guidance for the Keston Park Conservation Area, paragraphs 3, 18, 18.

Environmental Health Pollution - Having considered the proposal it is recommended that the following condition is attached:

The noise level from swimming pool plant in terms of dB(A) must remain at all times 5 decibels below the relevant minimum background noise level (LA90 15mins) when measured at any location on the curtilage of the property. Should the plant have a distinctive tonal or intermittent nature the plant noise level shall be increased by a further 5dBA for comparison with the background level. Additional informatives are also recommended.

### **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  
BE11 Conservation Areas

Supplementary Planning Guidance for Keston Park Conservation Area

National Planning Policy Framework

### **Planning History**

Under planning ref. 87/00979, planning permission was granted for a two storey side extension.

## **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 proposal comprise substantial extensions and alterations to the existing house which would significantly alter its appearance in much the same way that a replacement dwelling would. However, in 2 crucial respects namely the height and the side spaces maintained the dwelling would remain unchanged.

The rear building line of the neighbouring property at No.16 currently extends beyond the application property and to the opposite boundary No.20 a shallower property is set back approx. 6m beyond dense vegetation and shrubbery . It is considered that the current spatial characteristics and positioning of buildings would give scope to extend the property. The 9.55m deep pool enclosure is significant and would retain an 1.1m side space however, the height at 3m (3.55m to centralised roof lantern) is considered to be modest in this context in so much as it would be subservient to the host dwelling. Furthermore, this element would not unduly impact upon residential amenity.

From a residential amenity perspective concerns have been raised from occupants of No.16 regarding the 'Juliet' balcony and its potential impact upon privacy given the potential for overlooking. This element would be set in 2m from the side boundary of the house and the house would be set a further c. 1.9m from the boundary with No.16. Whilst a balcony in this location would give rise to concern, the same is not considered to be true for a 'Juliet' balcony which would not offer direct overlooking views.

The extensions and alterations to the front are not considered to be substantial in scale and would enhance the appearance of the existing agreeable yet bland façade. The changes to the roof and introduction of rear dormers would introduce habitable accommodation into the second floor but this would not increase the height of the roof as it exists at present.

In conclusion, whilst the development proposes large extensions which increase the bulk of this dwelling it is considered that they can be absorbed within the site without unduly impacting on residential amenity , the spatial characteristics of the area or the appearance of the dwelling, on this basis the scheme is considered to be acceptable.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 13/02713, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      ACC01      Satisfactory materials (ext'nl surfaces)  
ACC01R      Reason C01
- 3      ACK01      Compliance with submitted plan

**Reason:** In the interests of the visual amenities of the Keston Park Conservation Area and the residential amenities of the neighbouring properties, in line with Policies BE1 and BE11 of the Unitary Development Plan.

- 4      ACI12      Obscure glazing (1 insert)    in the first floor side elevations  
ACI12R      I12 reason (1 insert)    BE1
- 5      ACI17      No additional windows (2 inserts)    side extensions  
ACI17R      I17 reason (1 insert)    BE1
- 6      The noise level from swimming pool plant in terms of dB(A) must remain at all times 5 decibels below the relevant minimum background noise level (LA90 15mins) when measured at any location on the curtilage of the property. Should the plant have a distinctive tonal or intermittent nature the plant noise level shall be increased by a further 5dBA for comparison with the background level.

**Reason:** In order to comply with Policy ER8 of the Unitary Development Plan and to ensure a satisfactory standard of amenity for adjacent properties.

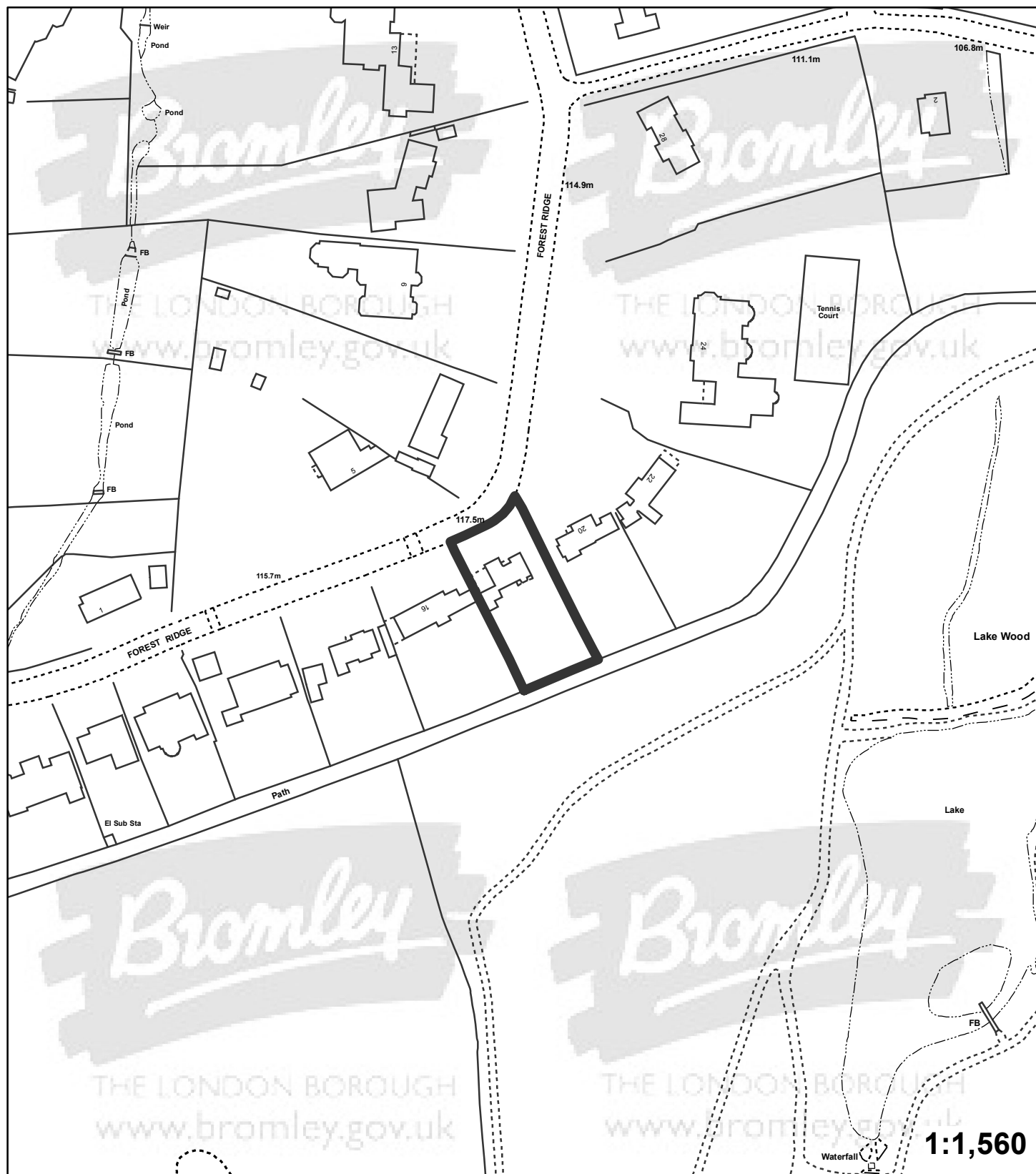
#### INFORMATIVE(S)

- 1      It is noted that the proposed development comprises substantial extensions to the existing house. If pursuant to this permission you are required to demolish the existing elements of the building which are shown to be retained it would be necessary to make a new application for planning permission.
- 2      Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 3      If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

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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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