

SECTION '2' – Applications meriting special consideration

Application No : 14/01976/FULL6

Ward:
Plaistow And Sundridge

Address : 70 Park Road Bromley BR1 3HP

OS Grid Ref: E: 540874 N: 169697

Applicant : James Gore

Objections : NO

Description of Development:

Part one/two storey rear extension

Key designations:

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

Proposal

The application seeks to erect a part one/part two storey rear extension at lower and upper ground floor levels. The proposal would involve the removal of an existing lower ground floor projection and the widening and squaring-off of the existing two storey projection whilst having a set-back from the flank elevation of 1.05m. The addition of a flank window to the main dwelling is proposed at upper ground floor level.

The application proposes an amended scheme to that recently granted permission (ref. 14/00195) by increasing the height of the rear extension from 4.5m to 4.9m and increasing the stepping-in of the first floor element from 0.95m to 1.05m.

Location

The application property is a semi-detached property located on the southern aspect of Park Road. The host property is currently in use as a single dwelling. The application site is not within a designated conservation area and the property is not listed.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received at the time of completing the report.

Comments from Consultees

No internal or external consultation required.

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

The following Council adopted SPG guidance is 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

December 2013: Planning permission (ref. 13/03020) allowed on appeal for erection of a two storey rear extension.

April 2014: Planning permission (ref. 14/00195) granted for part one/two storey rear extension.

Conclusions

Members may consider the main issues relating to the application as being the effect that the proposal would have on the streetscene and the character of the surrounding area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Both previous applications noted above found that from a design perspective, the proposals were acceptable and would not adversely impact on the streetscene or the character of the area. Whilst the current application proposes a rear extension with a greater height, Members may consider this difference acceptable in terms of the revised proposal's impact on the streetscene or the character of the area given that it is still subservient and set well below the windowsills of the windows above.

With regard to neighbouring amenity, the proposal would not increase the overall depth of the property and as such Member may consider that the only properties that could be affected by the proposal are 72 Park Road (next door) and 15 Freelands Road (directly to the rear of the application site).

With regard to 15 Freelands Road, the proposed extension would be no closer than the existing rear projection and so Member may considered that there would be no additional opportunity for overlooking or loss of light than that which already exists. Members may also note that the previous applications found the proposal not to have an adverse impact on residential amenities of 15 Freelands Road.

Regarding 72 Park Road, the current proposal includes an even greater step-in from the flank wall (1.05m) than previously approved. The sunlight study submitted with the application indicates that, even with the increase in height of 400mm, the figures for both the vertical sky component and the annual probable sunlight hours are better. Members may therefore consider that the current proposal will not result in undue harm to the residential amenities enjoyed by the occupants of 72 Park Road.

Overall, Members may consider that the proposal will result in no greater harm than that previously approved under permission ref. 14/00195.

With regard to the additional flank elevation window at upper ground floor level, it is considered that the views from this window would be no greater than those that exist from the flank window on the upper floor of the property. It is also noted that the main flank wall of 72 Park Road has no openings. As such, the proposed window is considered to be acceptable and would not have a significant adverse impact on the amenities of 72 Park Road.

Having had regard to the above, Members may consider 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 of the area.

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/01976, 14/00195 and 13/03020 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

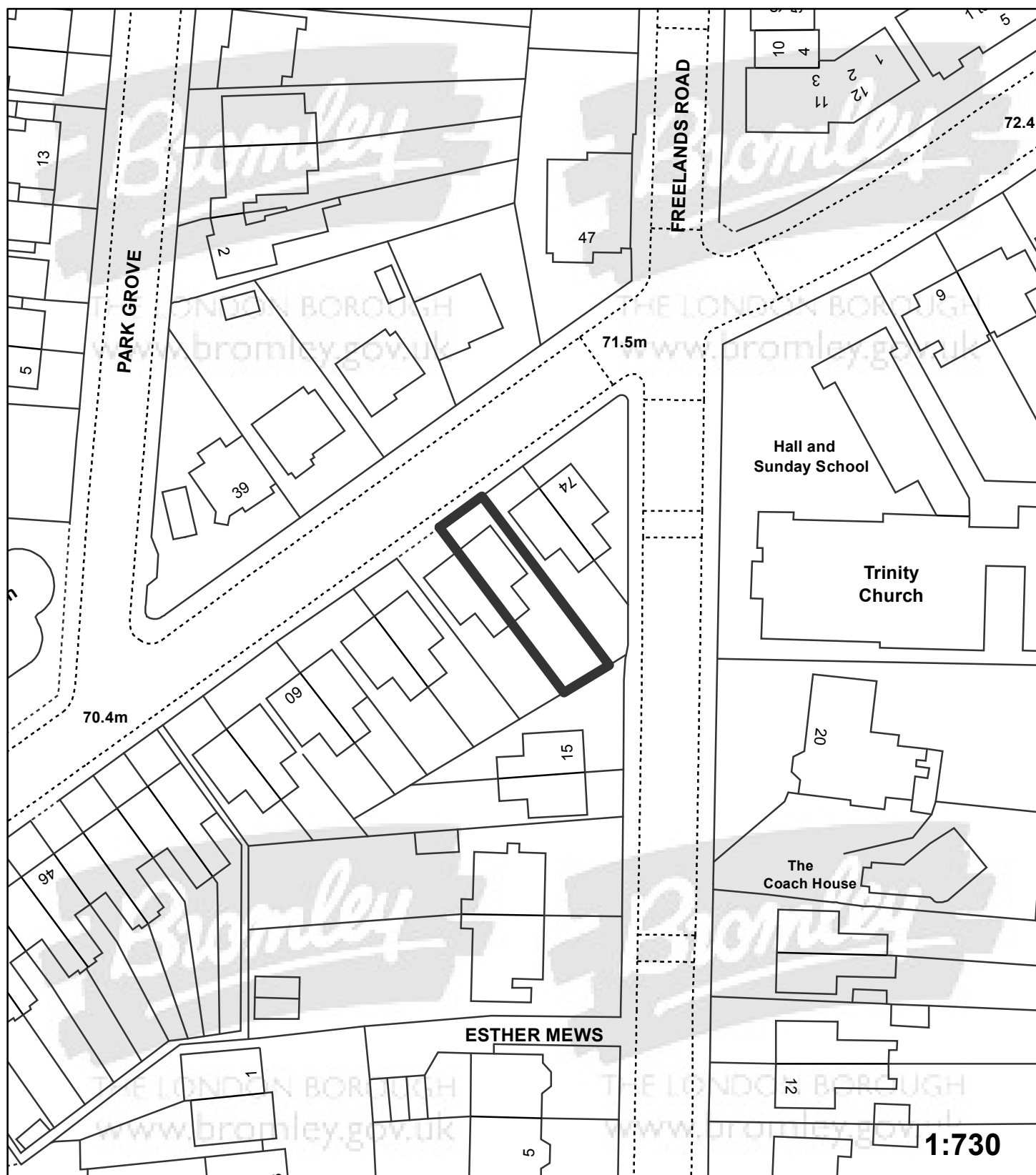
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACI13 No windows (2 inserts) flank rear extension
 ACI13R I13 reason (1 insert) BE1
- 4 ACI14 No balcony (1 insert) the rear extension
 ACI14R I14 reason (1 insert) BE1
- 5 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.

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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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