

SECTION '2' – Applications meriting special consideration

Application No : 14/00877/FULL6

Ward:
Plaistow And Sundridge

Address : 18 Upper Park Road Bromley BR1 3HT

OS Grid Ref: E: 540998 N: 169772

Applicant : Mr Nicholas Bennett

Objections : NO

Description of Development:

Part one/two storey side extension and roof extension incorporating 2 rear dormers with Juliet balconies

Key designations:

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

Proposal

Planning permission is sought for part one/two storey side extension and roof extension incorporating 2 rear dormers with Juliet balconies.

Subsequent to officer concern that the originally submitted proposal did not overcome the previously dismissed appeal and therefore could not be recommended for permission, the applicant has revised the proposal so that the half gable has been removed and is therefore fully hipped.

Location

The appeal property is a semi-detached property on the south east corner of Upper Park Road with Henville Road within a predominantly residential area. The surrounding area is mixed in terms of buildings, with individual houses and blocks of flats dating from different periods and of different styles. However, none of the buildings is individually dominant in the street scene.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

No external or internal 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
H9 Side Space

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

1997: Planning permission (ref: 97/00305/FUL) granted for two storey side extension.

2001: Planning application (ref: 01/03417/FULL1) refused for detached garage with room above. Reason for refusal:

The proposal would be overdominant and would be detrimental to the amenity that the occupiers of adjoining properties might reasonably expect to be able to continue to enjoy by reason of visual impact and loss of prospect in view of its size and height, contrary to Policy H.3 of the adopted Unitary Development Plan and Policy H8 of the first deposit draft Unitary Development Plan (March 2001).

2002: Planning permission (ref: 02/02623/FULL1) granted for single storey rear extension for conservatory.

2013: Planning application (ref: 13/03358/FULL6) refused and dismissed on appeal refused and dismissed on appeal for part one/two storey front and side extension and roof extension incorporating 2 rear dormers with Juliet balconies. Reasons for refusal:

The proposal is lacking in adequate side space and would constitute an overdevelopment of this exposed corner site, out of character and scale with the host dwelling and surrounding houses, and harmful to the visual

amenities of the area, contrary to Policies BE1, H8 and H9 of the Unitary Development Plan.

The proposal, by reason of its prominent forward projection, massing and substantial alterations to the roofline, would be detrimental to the symmetrical appearance of this pair of semi-detached houses and to the visual amenities of the area, contrary to Policies BE1 and H8 of the Unitary Development Plan.

Conclusions

Given the reasons for refusal of the previous application and the subsequently dismissed appeal decision as noted above, no harm to neighbouring amenity is considered to result from the proposal and the main issue relating to the application is limited to the effect that it would have on the host property, the character of the area and the street scene.

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.

The application dwelling occupies a corner site beside the junctions of Upper Park Road and Henville Road. The dwelling forms one half of a pair of semis. Although both houses (Nos. 18 and 20) have been extended to incorporate two storey side extensions, the two houses have largely retained their symmetry with the said extensions set back in relation to the frontage and the main roof having retained its hipped ends.

Subsequent to dismissal of the appeal relating to the previously refused application, the applicant has submitted the current application. The differences between the 2 schemes are the removal of the front bay at ground and first floor, the setting back of the front building line as well as the setting down of the ridgeline and removal of the half gable.

At paragraph 5 of the decision, the Inspector states that "The impact in terms of the relationship with the adjoining half of the pair would be exacerbated with the change in the main roof from hipped to half hipped. In this regard it is noted that the current application now omits the half hip, maintaining a full hip and Members may therefore consider the proposal to have overcome the Inspector's concern in this regard. Furthermore, with regard to the roofline of the rear of the property, this has been set down in comparison to the previously refused scheme and Members may now consider the proposal to have overcome the concern of the Inspector in this regard.

The proposal includes a part one/part two storey side extension that would be within 1 metre of the side boundary. Although policy H9 of the UDP normally requires a minimum 1m side space, it is only a relatively modest single storey side element that is within 1m of the boundary and this still maintains a 0.8m separation

to the boundary. It is also noted that the Inspector did not specifically mention side space in her decision rather looking at the bulk and massing of the proposal as a whole. Given that, as noted above, the issues of bulk and massing have been addressed, Members may therefore consider on balance that the proposal is acceptable with regard to side space.

Having had regard to the above, Members may consider on balance that the proposal is acceptable in that it would not harm the character and appearance of the host property nor the pair of semi-detached properties and the street scene.

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/00877 and 13/03358 as set out in the Planning History section above, excluding exempt information.

as amended by documents received on 16.06.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

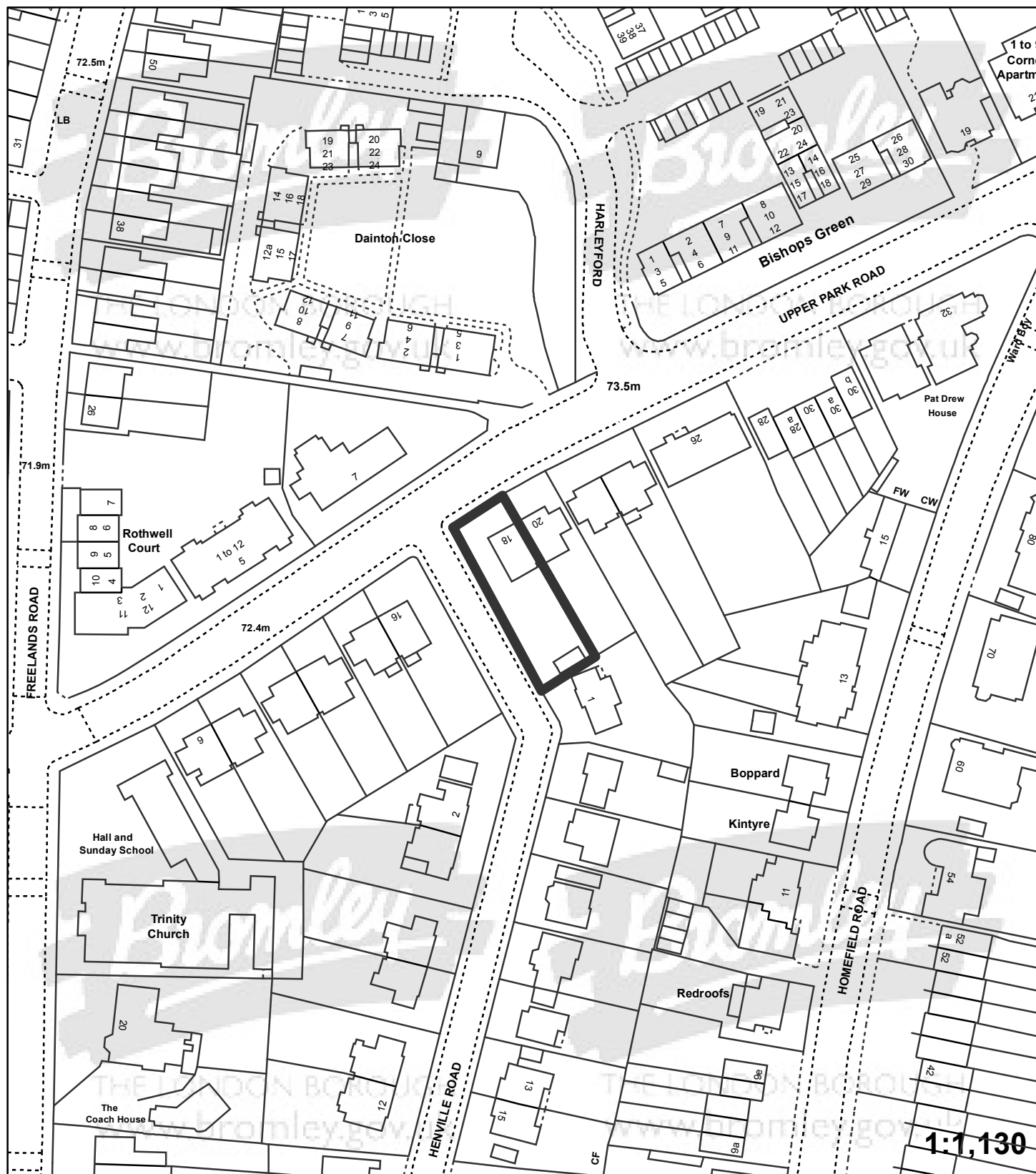
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan

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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