

SECTION '2' – Applications meriting special consideration

Application No : 14/00706/FULL6

Ward:
Bickley

Address : 14 Mavelstone Close Bromley BR1 2PJ

OS Grid Ref: E: 542143 N: 169978

Applicant : Mr And Mrs Stevenson

Objections : YES

Description of Development:

Increase of roof ridge incorporating front and rear dormers, extension to existing front porch, conversion of existing garage into habitable room and detached garage at rear with vehicular access

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

The proposal is for the conversion of the existing internal garage to form a new study room, together with the erection of 2 front dormers and 1 rear dormer including the installation of one front and one side rooflight. The proposals would also extend the existing front porch located to the main front north-west elevation of the building.

The application property is a large detached two storey dwelling located on a corner plot at the point where Mavelstone Close bends round to the east. It was noted during the site visit that many of the properties within Mavelstone Close have existing front dormer windows. The roof alterations would involve the raising of the main ridgeline by approximately 0.6m and the installation of two front and one rear dormers. The front and side rooflights would each measure 0.8 metres x 0.9 metres.

The two front dormers would have a width of 2.15 metres, a depth of 2 metres, an eaves height of 1.3 metres and a ridge height of 2.2 metres.

The rear dormer would have a maximum width of 7.3 metres, a depth of 3.15 metres, an eaves height of 1.9 metres and a ridge height of 2.8 metres. In addition as stated above the main front porch of the property would be extended by 1.2 metres in depth.

Members should note that the original proposals also included the erection of a single storey garage building with attic level located adjacent to the rear boundary of the application site. The garage building included two dormer windows at roof level and two internal parking bays and a shower room and W/C at ground floor level. This garage building has now been removed from the proposals within this application.

Location

The application site is a large two storey single family dwelling with a large front and rear garden. The property features a brick paved driveway which provides an area of informal parking to the front of the application site. The surrounding area is typified by large detached houses of varied architectural period and design. Many of the surrounding properties have recessed garages set within their respective main front elevations. The application site is located within Bickley ward and surrounding area is predominantly residential in nature.

The application site is not located within a designated conservation area and is not a listed building. There is an area to the rear of the application site and within the redline site boundary which is subject to a tree preservation order.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and eight letters of objection were received in response.

The main issues raised within the objections related to the loss of trees, erection of a garage and new crossover located to the rear of the application site. The garage building has been removed from the proposals and amended drawings have been received which reflect this.

The remaining issues within the objections are summarised below:

- the proposals would result in overdevelopment of the application site.
- the dormer windows would have an impact on the outlook and privacy and increase overlooking of the surrounding properties.
- the design of the roof additions would not enhance or complement the existing house.
- construction work should not take place on Sundays or on Bank Holidays.

Comments from Consultees

The Councils Transport and Highways officer commented on the application and has raised no objection to the loss of the garage.

The Councils Arboricultural Officer commented on the application and raised no objection to the application.

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 above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

Planning History

Ref: 01/00936/FULL1 - Two storey side and single storey front and rear extensions. Application Permitted on the 16.05.2001

Ref: 10/02016/FULL6 - Single storey rear extension. Application permitted on the 28.09.2010

It is noted that front dormers were permitted at No. 9 Mavelstone Close under application ref. 98/01167. This application approved the replacement of a flat roof with a pitched roof to each of the front dormers of that property. Nevertheless, application ref. 04/03795 at No. 17 Mavelstone Close was refused for the erection of a front dormer extension. However a recent application, ref. 10/02977, which refused the demolition of a bungalow and erection of a replacement 5 bedroom detached house which included a front dormer was allowed at appeal ref. APP/G5180/A/11/2149644.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the host building and the surrounding area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

It was noted during the site visit that Nos. 4, 9, 11 and 18 Mavelstone Close have existing front dormers. It is considered that the proposed roof extensions would still retain a roof form in keeping with the main building; and would respect the scale and proportion of the main dwelling. Overall the roof alterations and extensions together with the proposed front and side rooflights would constitute subordinate extensions to the main building and would be in keeping with the setting of the surrounding area which is predominately made up of well-proportioned detached properties. As such it is not considered that the scale of the proposals would harm the character of the property or dominate the existing building or streetscape.

With regard to the other elements of the proposals of which include the extension of the existing front porch by 1.2 metres and the creation of the internal garage into a habitable room. The existing porch would be extended in depth and would retain a design similar to the existing porch. In addition, the existing garage doors would be replaced with five windows similar to the design of the existing windows on the front elevation. Given the site context of which the application site comprises a large corner plot with a large front garden. The alterations would set back from the

front streetscene and would not be considered to result in a detrimental impact on the architectural integrity of the host building or on the surrounding properties. In addition the dwelling would retain its uniformity in respect of fenestration and materials. The extension to the front porch and infill area beneath the window which would replace the garage doors would be finished in materials to match the existing dwelling.

In terms of amenity the proposed rooflights due to the siting and angle on the roofslope, in addition to the separation distance would not have a detrimental impact on the amenity of neighbouring properties. In addition the proposed fenestration to the front and rear dormers would be located at an acceptable separation distance from the surrounding properties and it is important to note that the opportunity to overlook the surrounding properties already exists from the existing first floor windows of the property.

The proposed roof alterations and extensions would be located above eaves level of the main building and the extension to the front porch would be located at an acceptable separation distance from the nearest residential properties. Therefore it is considered that the proposals would not impact upon the sunlight/daylight or create a loss of outlook or sense of enclosure to the occupiers of these properties.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a detrimental impact upon the host building or on the surrounding residential properties and wider streetscene.

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

as amended by documents received on 29.07.2014

RECOMMENDATION: PERMISSION

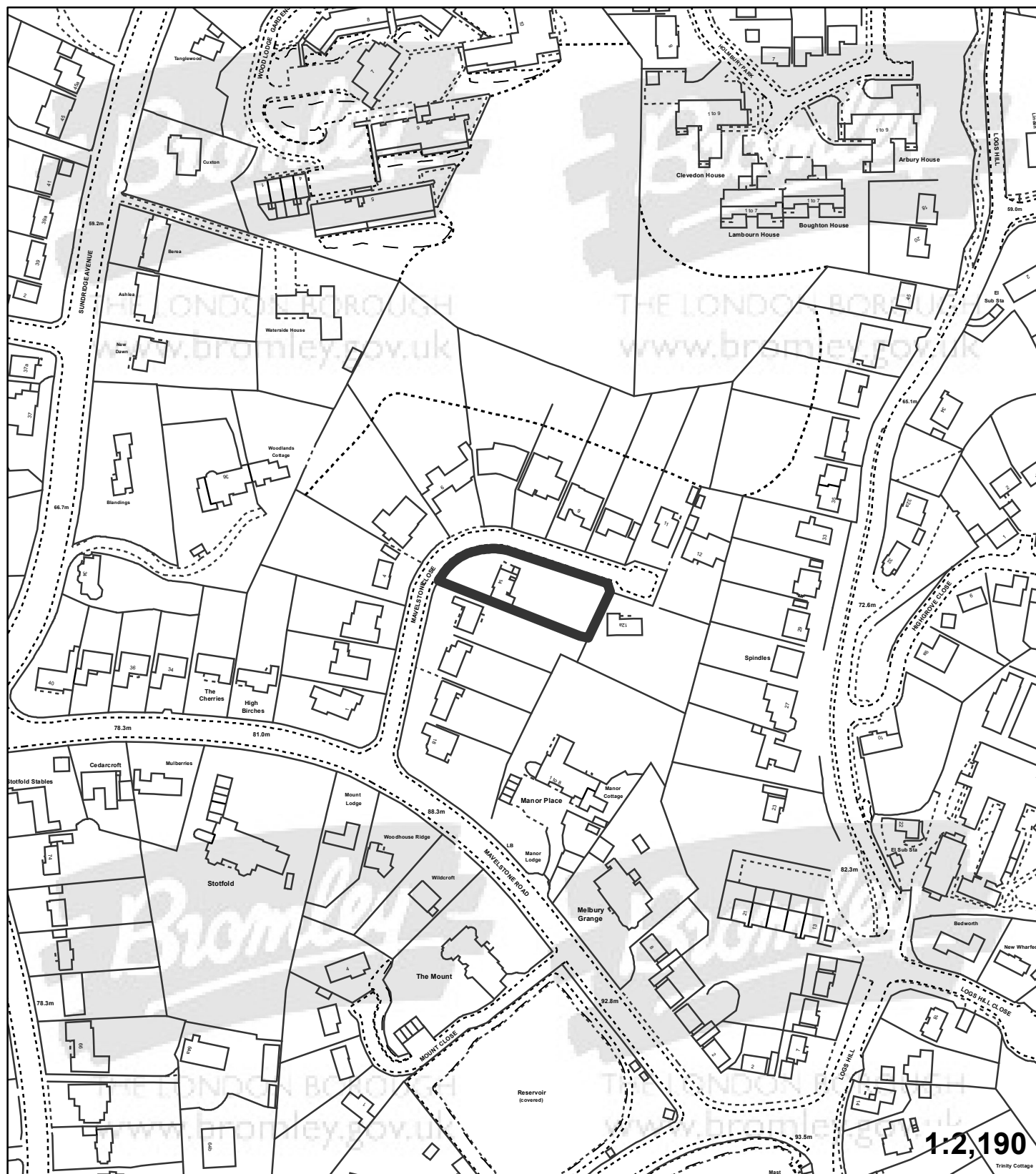
Subject to the following conditions:

- 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
 ACC01R Reason C01

Application:14/00706/FULL6

Address: 14 Mavelstone Close Bromley BR1 2PJ

Proposal: Increase of roof ridge incorporating front and rear dormers, extension to existing front porch, conversion of existing garage into habitable room and detached garage at rear with vehicular access



"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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