

SECTION '2' – Applications meriting special consideration

Application No : 14/02345/FULL6

Ward:
**Bromley Common And
Keston**

Address : 7 Larch Way Bromley BR2 8DT

OS Grid Ref: E: 543217 N: 166933

Applicant : Morgan

Objections : NO

Description of Development:

Part one/two storey side/rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

The proposal seeks permission part one/two storey side/rear extension at this corner location.

Consultations

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

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
H9 Side Space

Conclusions

The main issues to be considered in this case is the impact of the proposal on the amenities of adjoining neighbours.

In this instance Policy H9 'Side Space applies which states, the Council will normally require the following:

- "for a proposal of two or more storeys in height, a minimum 1 metre side space from the side boundary of the site should be retained for the full height and length of the flank wall of the building".

In this particular case the proposal would be built entirely up to the boundary line. However, it is noted that this policy states that when considering new residential development, the council will normally require this separation. Therefore, each application must be considered on its merits.

In this case, the extension would be built adjacent to a corner amenity space, in addition there is a large separation to the road at this corner location and reasonable distance to the adjacent property in 72 Ash Road.

It is noted that the two storey side element is set back approximately 2.5 metres from the frontage. The two storey rear element is set approximately 3.4 metres from 5 Larch Way.

Accordingly, the proposal would appear to not lead to a undue lowering of spatial standards nor result in a loss of amenity to local residents.

Accordingly, Members may agree that taking in to account the specific location of the property in relation to its neighbours and its position in the street scene in general that this application is acceptable and that adequate separation between buildings is retained and that the policy and amenity of adjoining neighbours is safeguarded. However members will need to consider this matter with specific reference to the provision of Policies H9 and H8.

Background papers referred to during production of this report comprise all correspondence on file ref. 14/02345, excluding exempt information.

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 |

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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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