

SECTION '2' – Applications meriting special consideration

Application No : 14/02676/FULL6

Ward:
Bickley

Address : 2 Cloisters Avenue Bickley Bromley
BR2 8AW

OS Grid Ref: E: 542637 N: 167644

Applicant : Mr J Collins

Objections : YES

Description of Development:

Single storey side/rear and first floor side/rear extensions

Key designations:

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

Proposal

The application proposes a first floor side/rear extension with hipped roof which would have an increased depth than the existing first floor side/rear extension at No. 4 Cloisters Avenue. The proposals also include a single storey side/rear extension. The side extension is proposed to be a garage and would be set back 6.9m from the front of the house. It would retain a 0.15m side space with the rear boundary fence of Nos. 179 and 181 Southborough Road to the south. The proposed rear/side extension would have a depth of 3.5m and a width of 9.3m. The proposed side extension which would have a depth of 5.7m. The single storey element of the rear extension would have an eaves height of 3m and would adjoin with an existing rear extension at No. 4.

A first floor rear extension is also proposed over the existing kitchen which would have a maximum rearward projection of 3.5m, and would be set back 2.8m from the side boundary with Nos. 179 and 181 Southborough Road.

Location

The application site comprises a semi-detached property located on the eastern side of Cloisters Avenue close to the junction with Southborough Lane to the south. The application site forms part of a pair of semi-detached properties and is adjoined to No. 4 Cloisters Avenue to the north.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and one letter of objection has been received and is summarised below:

"Having viewed the proposal the rear elevation is totally out of character for a typical chalet conversion. There is no need for the rear wall to continue up forming a larger rear gable. The normal construction is to form a valley off the existing roof using layboards and have a rear pitch possibly with a small box gutter. This would reduce the size of the flat top which would also look better if taken in lower than the original ridge line."

The officer's response to this objection is included within the relevant sections of this report.

Comments from Consultees

The Councils Transport and Highways officer was consulted on the application and has raised no objection to the proposals.

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

Planning History

There is no relevant planning history to the application site.

Conclusions

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

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 proposed first floor side extension would be of a similar design to the existing extension at No. 4 Cloisters Road granted under application ref. 01/00909. Therefore proposals would further balance the symmetry of the application site and the adjoining semi-detached property of No. 4. The two proposed first floor flank elevation windows would be modest in size (1m x 0.9m) and would serve internal bathrooms. As such the proposals would not be considered to increase overlooking

4 ACK01 Compliance with submitted plan
 ACK05R K05 reason

Application:14/02676/FULL6

Address: 2 Cloisters Avenue Bickley Bromley BR2 8AW

Proposal: Single storey side/rear and first floor side/rear extensions



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.