#### SECTION '2' - Applications meriting special consideration

Application No	o: 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 :
Description of Development:		

YES

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

or impact on the privacy of adjoining properties over and above that of the existing first floor windows of the dwelling.

The proposed two storey side/rear extension would project 0.3m beyond the existing side elevation of the building. It would have a gable roof with a section of flat roof at ridge level. It is noted that the ridgeline of the extension is not set down from the main ridgeline of the building. However it was noted during the site visit that the roof of the first floor side extension at No. 4 also extends outward from the main ridgeline and a refusal of this aspect alone could not be justified at appeal.

In this instance the proposals would be acceptable in terms of design and would appear subservient to the host building and in keeping with the adjoining semidetached property of No. 4 which has a similar side extension. As such it is considered that the proposals would not have a detrimental visual impact on the surrounding street scene. It should be noted that application ref. 11/03667 at No. 41 Cloisters Avenue has been granted for side/rear extensions of similar proportions and scale. Although the extension at No. 41 was set down slightly from the main ridge line. It was noted that many side/rear extensions within the street as observed during the officer's site visit also extended outward in-line with the man ridge line of their respective roofs.

The first floor rear extension is modest in depth (3.5m) and its flank elevation wall would be set 2.8m away from the rear boundaries of Nos. 179 and 181 Southborough Road. In addition its first floor north-western flank elevation wall would be set back from No. 41 by 2.4m. As such the proposals are not considered to adversely affect the amenities of the surrounding properties. The adjoining property of No. 4 has existing a similar depth single storey rear extension adjoining the boundary, and the proposals are not considered to have a detrimental impact on the amenities of adjacent residents.

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 significant loss of amenity to local residents nor impact detrimentally on the character of the host building or on the surrounding area.

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.

## **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 ACI12 Obscure glazing (1 insert) in the flank elevation of the first floor side extension

ACI12R I12 reason (1 insert) BE1

4 ACK01 Compliance with submitted plan ACK05R K05 reason

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## Address: 2 Cloisters Avenue Bickley Bromley BR2 8AW

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



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