

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 14/03670/FULL6

**Ward:**  
**Bromley Common And  
Keston**

**Address :** 10 Croydon Road Keston BR2 6EB

**OS Grid Ref:** E: 542539 N: 165159

**Applicant :** Mr Robert Corbett

**Objections :** NO

**Description of Development:**

Part one/two storey side/rear extension, two storey side extension and single storey front extension

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Stat Routes

**Proposal**

This application seeks permission for a part one/two storey side/rear extension, two storey side extension and single storey front extension.

The part one/two storey side/rear extension will replace an existing single storey rear extension and attached conservatory and a single storey rear extension which accommodates a utility room and kitchen. The current rear elevation is stepped and the proposed side/rear extension will also be stepped at the rear. The two storey element of the extension will project 4.2m to the rear close to the western boundary with No. 12, for a width of 5.67m. This element of the extension will have a pitched roof. A side space of 1m at two storey level will be retained to the western boundary with No. 12. It will adjoin the proposed single storey rear element of the extension to the eastern side (replacing the existing extension) and will project 4.9m to the rear. This element of the rear extension will have a flat roof with a height of approximately 2.7m, with roof lantern located within the centre of the roof. A side space of 0.3m will be retained for the single storey rear extension to the eastern boundary with No. 8. The rear extension will attach to the two storey side extension on eastern side of the property.

The two storey side extension will project 2.37m to the side and retain a side space of 1m to the eastern boundary with No. 8. Two first floor windows are proposed in the first floor and one narrow wide window in the ground floor of the eastern flank elevation.

The single storey front extension will enclose an area 0.8m by 3.94m at the front of the property which is currently an open porch with a roof canopy. It will have a pitched roof and two windows are indicated in the front elevation. No new windows are proposed in the western flank elevation.

### **Location**

The application site is a large detached property on the northern side of Croydon Road, Keston close to the junction with Lakeside Drive. This section of Croydon Road, Keston is characterised by large detached residential properties set back from the highway and falls within the Bromley Common Area of Special Residential Character (ASRC).

### **Comments from Local Residents**

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

Any further comments received will be reported verbally at the meeting.

### **Comments from Consultees**

There were no external or internal consultations made on this application.

### **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
- H10 Areas of Special Residential Character

Supplementary Planning Guidance 1 General Design Principles  
Supplementary Planning Guidance 2 Residential Design Guidance

The London Plan and National Planning Policy Framework are also key considerations in determination of this application.

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

### **Planning History**

A two storey rear extension to provide breakfast room with bedroom over was permitted under ref. 79/02932. There is no recent planning history at the site.

More recently a similar application for a 'Part one/two storey side/rear extension, two storey side extension and single storey front extension' was granted permission under ref. 14/00054.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area having regard to the established qualities of the ASRC, 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.

A recent application for a similar scheme was granted permission under ref. 14/00054. This current application is a revision to this permitted scheme and includes a larger two storey rear elevation to the western side.

The extension will replace an existing single storey rear extension and project 4.2m to the rear which is a further 0.5m than the existing single storey rear extension to be replaced. The previous permission was for a 4.2m rear extension at single storey, with the two storey element projecting only 3.1m. As such there is no additional depth proposed at single storey but a further 1.1m at two storey. A side space of 1m will be retained to the boundary with No. 12 and no new windows are proposed in the western flank elevation. Having visited the site it can be seen that the neighbouring property to the west at No. 12 currently sits much further to the rear than the application property. Taking this into account, Member's may consider that the additional 1.1m in depth at two storey will not cause any significant impact to the amenities of this neighbouring property.

The remainder of the proposal is as permitted under ref. 14/00054. As such the previous report is repeated below.

The proposed two storey side extension will result in a dwelling of greater width on the site and a reduction in side space to the eastern boundary. A minimum of 1m side space will be retained for the majority of the development. It is noted that given that the site falls within the Bromley Common ASRC it would be expected that this side space be exceeded. However, having visited the site it can be seen that varying levels of separation exist between neighbouring dwellings. It is also noted that the extension is set back from the front building line and lower than the main ridge height and the application property is located approximately 15m from the highway. Given the varying levels of separation in the immediate area and the subservient nature of the extended side element to the east of the dwelling, Member's may consider that the two storey side extension will, on balance, not

give rise to a significant impact to the character of the area or unduly harm the established character of the Bromley Common ASRC.

It is noted that the single storey side/rear element is indicated at closer than one metre. However, this element is replacing a previous extension at the property and is set some substantial distance from the frontage. Members will care to consider the merits of this part of the application against policy, as with the previous permitted scheme.

In respect of the single storey front extension, this will infill an existing open porch and will not project any further than the existing front or side building lines. It is a small extension and is considered to be in keeping with the host property and as such would not be considered to cause any detrimental impact to the character of the area or amenities of the neighbouring properties.

The single storey rear element of the extension will extend to the rear of the property close to the eastern boundary with No. 8, by 4.6m (which is approximately 3.35m less than the existing single storey rear extension and attached conservatory to be removed). This element of the extension will be approximately 6.6m from the western side boundary with No. 12. Member's may therefore consider that the proposed extensions would be unlikely to give rise to significant impact to the neighbouring property at No. 12.

Regarding the impact to No. 8, whilst windows are proposed in the first floor flank wall of the two storey side extension facing No. 8, these will serve two dressing rooms and could be obscurely glazed to prevent any undue overlooking. One high level wide window is proposed at ground floor. As discussed above a side space of 1m will be retained to the side boundary with No. 8 for the full length of the two storey side extension. The rear extension close to the eastern boundary with No. 8 will project 4.6m to the rear, 4.9m in total. This will replace an existing single storey rear extension and attached conservatory and will be approximately 3.35m less in depth. A side space of 0.3m will be retained for the single storey rear extension to the eastern boundary with No. 8 with no windows proposed on the eastern flank elevation. This single storey rear extension will have a flat roof with a height of 2.7m with roof lantern in the middle of the extension with a maximum height of 3.2m. The extension to be removed has a flat roof and is of approximately 2.7m in height. As such this element of the proposal would be of a similar height and less depth than the existing structure and is not considered to result in any additional harm to the neighbouring property at No. 8. Therefore, with regards to the two storey side and single storey rear extensions, Member's may consider that a significant detrimental impact to the amenities of the neighbouring property at no. 8, in terms of loss of light, outlook and privacy is unlikely to arise.

Having had regard to the above it Member's may consider that on balance 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 area or the established qualities of the ASRC.

Background papers referred to during production of this report comprise all correspondence 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 | ACC04  | Matching materials  |
|   | ACC04R | Reason C04  |
| 3 | ACI12  | Obscure glazing (1 insert) in the first floor eastern flank elevation |
|   | ACI12R | I12 reason (1 insert) BE1   |
| 4 | ACI13  | No windows (2 inserts) flank extensions                               |
|   | ACI13R | I13 reason (1 insert) BE1   |
| 5 | ACK01  | Compliance with submitted plan  |
|   | ACK05R | K05 reason  |

## **INFORMATIVE(S)**

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

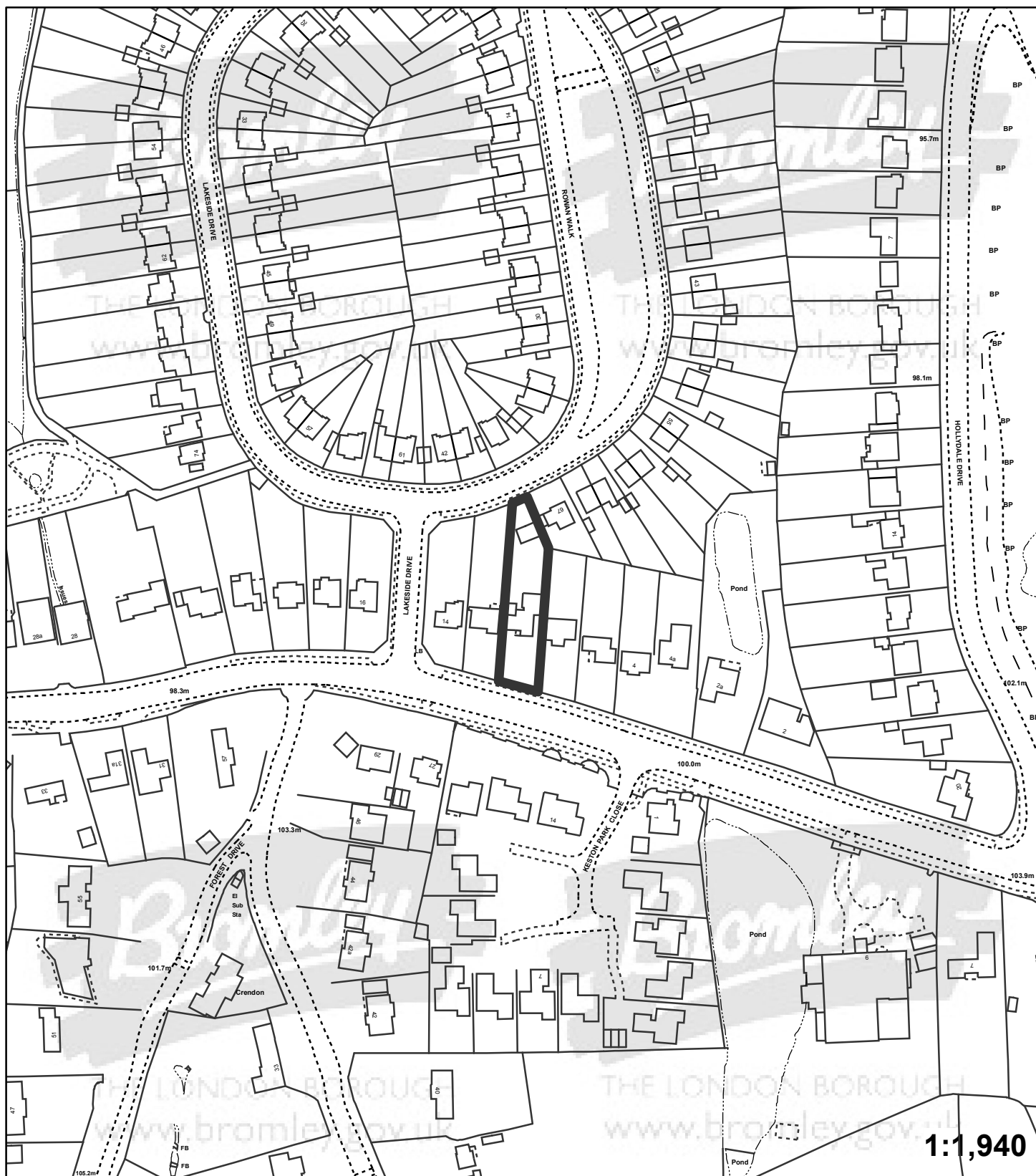
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)

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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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