

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

Application No : 14/03070/FULL6

Ward:
Bromley Town

Address : 9 Marina Close Bromley BR2 0XP

OS Grid Ref: E: 540030 N: 168867

Applicant : Mr & Mrs Ahluwalia

Objections : NO

Description of Development:

Part one/two storey front/side extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area Buffer 200m
Flood Zone 2
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

This application proposes a part one/two storey front/side extension. The boundary to the site tapers, with a 4m side space shown to the front narrowing down to less than 1m and, at the pinchpoint, to 2.3m length of development sited along the boundary. A partially hipped roof design is proposed and the plans indicate 3 parking spaces to the front of the site.

Location

The site is a two storey semi-detached dwelling located on the east side of Marina Close, adjacent to a public alleyway to the north.

Comments from Local Residents

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

Comments from Consultees

No objections are raised from a Highways point of view; conditions are suggested in the event of a planning permission

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

The planning history includes planning permission for a two storey side extension and front porch, ref. 06/03039.

Conclusions

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

The proposed development is unlikely to result in any significant impact on neighbouring amenity such to warrant a planning ground of concern.

In respect of impact on the street scene it is considered that the proposed development will create a degree of enclosure in this location. Policy H9 requires for a proposal of two or more storeys in height, a minimum of 1 metre space from the side of the boundary of the site should be retained for the full height and length of the flank wall of the building. This is to prevent a cramped appearance and unrelated terracing from occurring. The boundary to the site tapers, therefore a 4m side space is shown to the front narrowing down to less than 1m and, at the pinchpoint, to 2.3m length of development sited along the boundary. However given, the relationship of the proposed development within its context and, significantly, the planning history it may be considered, on balance, that the resultant impacts will not be so great as to warrant a planning ground of refusal in this particular instance.

It is noted that the proposed development includes a partially hipped roof design. Although these are not a common feature in the vicinity it may not be considered unacceptable and will likely help to soften the visual impact of the bulk of development.

No Highway concerns are raised on the basis that parking is retained on site.

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 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

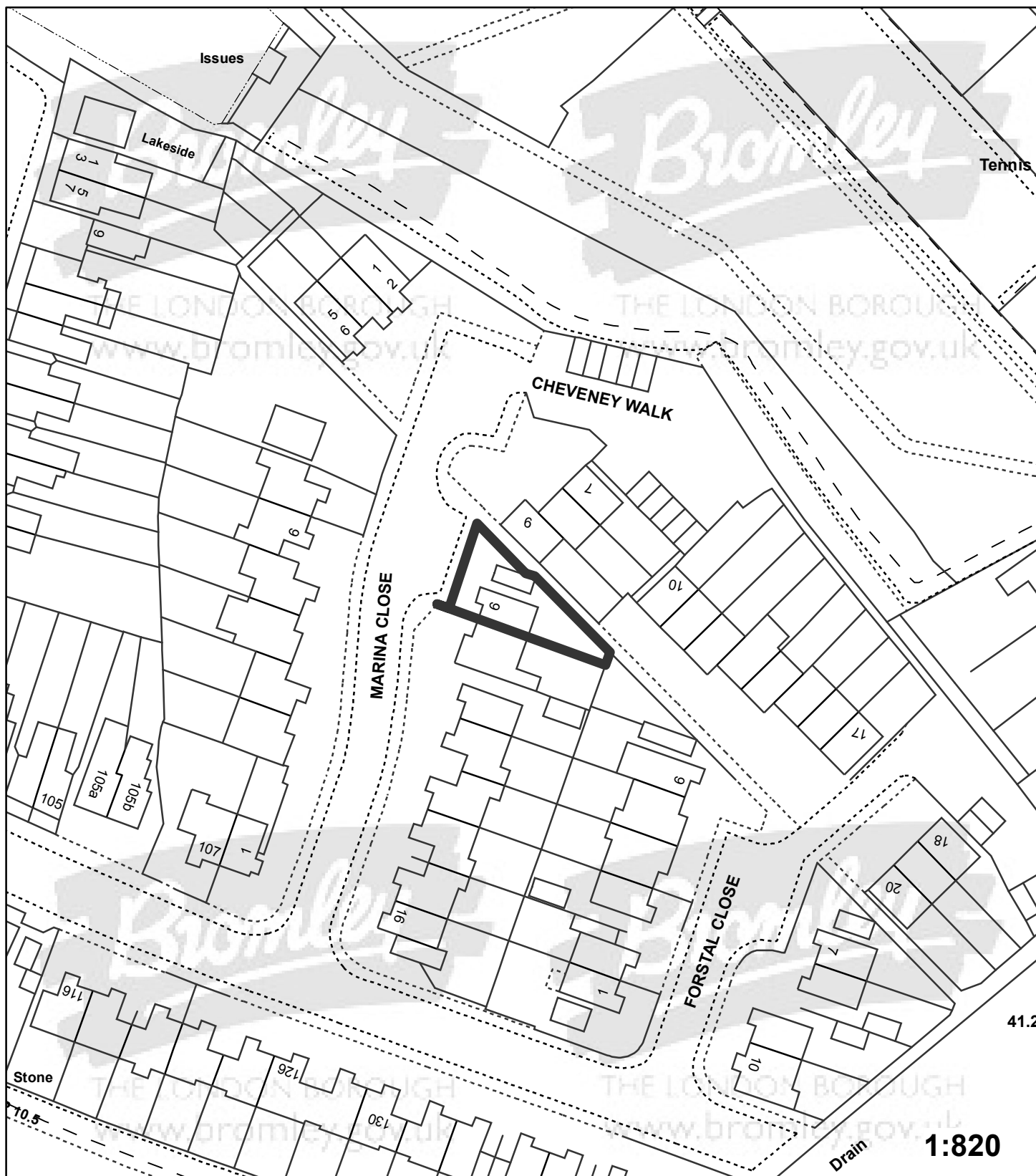
Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 4 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |

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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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