

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

Application No : 14/03232/FULL6

Ward:
Shortlands

Address : 17 Kingswood Road Shortlands
Bromley BR2 0HG

OS Grid Ref: E: 539378 N: 168933

Applicant : Mrs Julie Suter

Objections : YES

Description of Development:

Single storey side extension, detached garage to side and front porch

Key designations:

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

Proposal

This application proposes a single storey side extension to the eastern side, 5.5m wide and just over 5m deep with a separation from the southern boundary of 5m. The roof design proposed will be subservient to the host dwelling, 2.6m to the eaves and c 4.8m overall height.

The existing garage is to be demolished and replaced with a larger building 7.95m in length, 5.35m wide and 2.7m high (flat roof design with dummy pitch to front). It will be set c 0.15m from the boundary with Willanne. A high level window is shown to the rear elevation and two rooflights are proposed. For information, the existing garage is c 6m long x 5m wide x 2.5m - 2.8m high. It is set c 0.65m off the boundary

The proposal also includes a new front porch in the northern elevation with a gabled pitched roof and will project 1.2m forward into the front garden space on site.

Location

The site is a detached bungalow set within a corner plot at the junction of Kingswood Road and Mays Hill Road, Shortlands, with garden space to three

sides. The front door is on the northern elevation fronting Kingswood Road. The levels vary within the vicinity and the land fall away to the east

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- double garage will increase coming and going noise and disturbance
- block more light to bedroom - already has an enclosed feel
- concern with damage to foundation to property
- removal of existing vegetation has altered view to flats and increased overlooking
- concerns with proposed use
- concern with window to rear
- removal of pd rights
- dimensions not shown on plans
- new summer house not shown
- boundary treatment details required

Concerns raised on site included that a feeling of enclosure would result from the development.

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

Planning History

The planning history includes planning application ref. 14/01104 for single storey side extensions and front porch. This was refused for the following reason:

The proposed extensions would constitute over dominant additions to the main dwelling, creating a development out of character in this locality and giving rise to an overdevelopment of the site, contrary to Policies BE1 and H8 of the Unitary Development Plan and the Council's Supplementary Planning Guidance.

Conclusions

This application has been submitted following a recent refusal. It is now for consideration as to whether the current scheme has sufficiently addressed the previous grounds of refusal.

In comparison to the previous scheme the side extension to the east has been omitted and the garage has been reduced in size and maintained as a separate building. It may be considered that the revised scheme addresses previous concerns in respect of overdevelopment.

Neighbour concerns are raised in respect of the impact of the development on amenities. In respect of those to adjacent dwelling at Willanne it is noted that there are a number of flank windows facing the application site, some of which are obscure glazed. However, on balance, given the existing situation and the proposed design and siting, the scheme is not considered to result in such a significant impact as to warrant a planning ground of refusal. Concerns in respect of damage to foundations will be addressed under separate legislation in the event of a planning permission.

In respect of impact on amenity to the adjacent house at 19 Mays Hill Road it is noted that the back garden to this property has a terrace and lower garden area due to the natural lay of the land in the vicinity. The relationship of the proposed development and its impacts on neighbouring amenity require careful consideration but, on balance, given the siting and design, are considered unlikely to result in such significant impact as to attract a planning ground of refusal. Concerns re boundary fencing are noted and given the existing situation on site it is recommended that, in the event of a planning permission, an appropriate condition be attached.

There is a window to the rear of the existing garage; a high level window is proposed to the replacement facility. Neighbour concerns have been raised in respect of the window regarding overlooking and noise from any openable window. In the event of a planning permission it is recommended that this window should be obscure glazed and fixed shut.

Neighbour concerns have requested that in the event of a planning permission conditions be considered to remove any remaining permitted development rights, which could be justified on the basis of the unusual corner site arrangement and orientation of the applicants bungalow on the site. Circular 11/95: Use of Conditions in Planning Permission advises that '...In considering whether a particular condition is necessary, authorities should ask themselves whether planning permission would have to be refused if that condition were not to be imposed...Conditions should be tailored to tackle specific problems, rather than impose unjustified controls. In so far as a condition is wider in its scope than is necessary to achieve the desired objective, it will fail the test of need. Where an extension to a dwellinghouse in a particular direction would be unacceptable, for example, a condition on the permission for its erection should specify that, and not simply remove all rights to extend the building'. Given this, it is unlikely that the restriction of permitted development rights to the application site could be considered reasonable and therefore consideration of the development the subject of this application must be considered on its own merits.

The materials to the host dwelling include brickwork and tiles. Proposed materials include rendered blockwork. In the interest of the visual amenities of the area

matching materials should be used and therefore appropriate conditions are recommended in the event of a planning permission.

The erection of a summerhouse has been mentioned in the neighbour's comment letter and it was evident at the time of the site visit. The applicants were advised that the merits of this should be dealt with by way of a separate application.

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 | ACA07 | Boundary enclosure - no detail submitted | |
| | ACA07R | Reason A07 | |
| 3 | ACC04 | Matching materials | |
| | ACC04R | Reason C04 | |
| 4 | ACI11 | Obscure glaz'g/details of opening (1 in) | to the rear of the garage |
| | ACI11R | Reason I11 (1 insert) | BE1 |
| 5 | 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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