

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

Application No : 14/04292/FULL6

Ward:
Bickley

Address : Greenwood Bickley Park Road Bickley
Bromley BR1 2AT

OS Grid Ref: E: 542475 N: 168904

Applicant : Mr Hancock

Objections : YES

Description of Development:

Two storey side and single storey rear extensions with swimming pool to rear.

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Open Space Deficiency

Proposal

It is proposed to add a two storey side and single storey rear extension to this detached property, and construct a 10m x 5m sunken swimming pool in the rear garden which would be situated 3m to the rear of the proposed extension.

The two storey side extension would be situated 1.5m from the eastern flank boundary with Jalna, and would have a setback of 1m from the front wall of the dwelling. The pitched roof over the extension would be 1.4m lower than the main roof ridge.

The single storey rear extension would project 5.2m to the rear, and would be set back between 1.6-1.8m from the eastern flank boundary, and 1.5m from the western flank boundary with Aldeen. The extension would have a flat roof with two pitched roof sections containing rooflights and a glazed gable end.

The sunken swimming pool would be located approximately 3.7m from the boundary with Aldeen, and 8.7m from the boundary with Jalna.

Location

The application site is located to the southern edge of Bickley Park Road with the cricket ground opposite. The site is occupied by a large two storey detached dwelling which is of a comparable size and style to those in the vicinity and which was permitted in 2009. The site lies within Bickley Area of Special Residential Character (ASRC).

Comments from Local Residents

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

- proposals would erode the individual quality and character of the ASRC
- overdevelopment of the site
- inadequate side space provided
- increased residential density
- possible future commercial or religious use of the property which would be out of character with the area
- a previous application was refused in 2013.

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
H10 Areas of Special Residential Character

Planning History

The existing dwelling was granted permission under application reference 09/01573, pursuant inter alia to condition 3 which removes permitted development rights for extensions.

A number of applications for a detached dwelling to the rear garden were refused (refs. 07/02856, 08/02804 and 10/01837) and subsequently dismissed at appeal.

Permission was refused in September 2013 (ref.13/02092) for a two storey side extension, a single storey rear extension and the change of use to a house in multiple occupation on grounds relating to the over-intensification of the existing property, and the resulting harm to the established residential character of the area.

Permission was refused in March 2014 (ref.13/04243) for a single storey side/rear extension and an outbuilding to the rear to be used as a gym/play/store on grounds relating to an overdevelopment of the site, and harm to the character and spatial standards of the ASRC. However, these proposals were allowed on appeal in June 2014, and construction of the extension and detached outbuilding is underway.

Conclusions

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

The current proposals are for a two storey side extension (as opposed to a single storey side extension which was previously granted on appeal), and for a similar depth single storey rear extension (projecting 5.2m to the rear) but extending across the full back of the house (previously the single storey rear extension projected 5.2m to the rear adjacent to Aldeen, but reduced to 3m on the side adjacent to Jalna).

The character of Bickley ASRC is that of spacious inter-war residential development, with large houses set within substantial plots. The existing dwelling reflects this character, and although the proposed two storey side extension would erode some of the space around the building, the extension has been designed to appear subservient to the main dwelling (with a lower roofline and a 1m set-back from the front of the dwelling), and a good separation of at least 1.5m would still be retained to the eastern flank boundary. Furthermore, the dwelling to the east (Jalna) is set significantly further back in its plot than Greenwood, and is a reasonable distance away from the flank boundary so that a good spatial separation would still be maintained between the dwellings.

Members should note that a similar width two storey side extension but with a bulkier roof was considered acceptable in principle under ref.13/02092, and the application was refused only on grounds relating to the overintensive use of the property which was for multiple occupation.

The single storey rear extension would have the same depth adjacent to Aldeen as the scheme allowed on appeal, and the eastern part which would extend 2.2m further to the rear than previously permitted, would still be set back at least 1.6m from the flank boundary with Jalna, and would not project beyond the rear elevation of this property.

The proposals are not, therefore, considered to result in a significant loss of amenity to local residents nor would have a detrimental impact on the character and spatial standards of Bickley Area of Special Residential Character.

The property has a 50m deep garden, and the proposals are not considered to result in an overdevelopment of the site. The density of development would not be increased as the proposals relate to the existing dwelling only, and any future alternative uses of the property would be subject to the usual requirements regarding the need for planning permission.

The proposed sunken swimming pool is not considered to be harmful to residential amenity.

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 ACI10 Side space (1 insert) 1.5m eastern
 ACI10R Reason I10
- 4 ACI12 Obscure glazing (1 insert) at first floor level in the eastern
 flank elevation
 ACI12R I12 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) first floor flank extension
 ACI17R I17 reason (1 insert) BE1
- 6 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)).

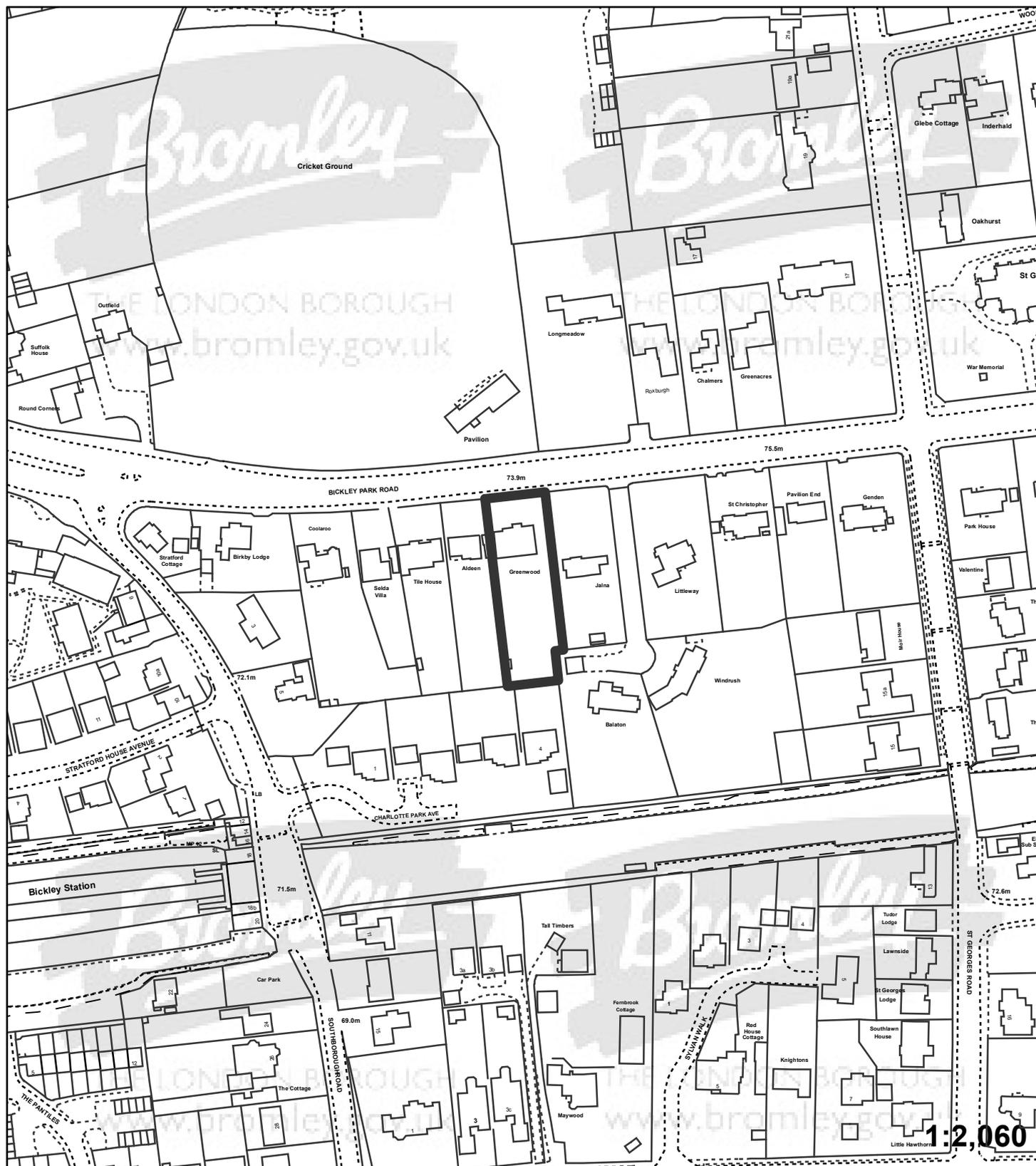
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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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