

SECTION '2' – Applications meriting special consideration

Application No : 14/04487/FULL6

Ward:
Shortlands

Address : 14 Pickhurst Park Bromley BR2 0UF

OS Grid Ref: E: 539481 N: 167767

Applicant : Mr & Mrs Hansra

Objections : NO

Description of Development:

Part one/two storey front/side/rear and single storey rear extensions

Key designations:

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

Proposal

UPDATE: The application was initially reported to Plans Sub Committee 1 on 22nd January 2015, and was deferred without prejudice to seek a set back of the side extension at first floor by at least 1m from the main front building line. A revised scheme has now been submitted by documents received 02.02.15. These revisions show the first floor to be set back from the main front building line by a further 0.7m than previously submitted (which indicated 0.3m), providing a full set back of 1m. This has also lead to a slight reduction in the ridge height of the roof of the extension.

The two storey element of the proposal will replace an existing single storey attached garage to the north-western side of the property. It will project 5.56m in width and retain a 1.2m distance from the flank wall to the side boundary. The single storey front element of the extension will project forward in line with the existing front gable end of the property which adjoins the neighbouring semi. This single storey front part of extension will have a pitched roof to match the pitched roof over the existing porch. The first floor element of the side extension will be set back 1m from the front elevation of the main dwelling and will have a hipped roof set slightly lower than the main ridge line of the property. To the rear the first floor element will extend 1m in depth past the existing rear building line of the property and will have a pitched roof.

Two first floor windows, a small ground floor window and set of garage doors are proposed in the front elevation of the extension. One first floor window, two doors

and a small window are proposed in the flank elevation facing no. 12. Two first floor windows are shown within the rear elevation.

The single storey rear extension will project from the rear of the proposed side extension for a depth of 4m and a width of 5.56m. It will retain a distance of 7m to the side boundary shared with the adjoining semi at no. 16 and 1.2m to the side boundary with no. 12. It will have a flat roof with a height of approximately 3m when scaled from the submitted drawings. The roof of the extension will have a large glazed lantern roof light which will project a further 0.5m in height above the flat roof. One large set of patio doors are indicated within the rear elevation and a set of patio doors indicated within the side elevation facing towards no. 16.

Location

The application site is a two storey semi-detached property on the south-western side of Pickhurst Park, Bromley. The surrounding properties are two-storey semi-detached and detached dwellinghouses of varying design.

Comments from Local Residents

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

- letters of support have been received stating that the extension will enhance the property and improve the neighbourhood and streetscene

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

Comments from Consultees

The Council's Highways Engineers raise no objections.

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

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 recent application for a 'part one/two storey front/side and single storey rear extensions' was refused under ref. 14/03288 for the following reason:

'The proposed extension would, by reason of its excessive size and lack of subservience, be overly dominant and detrimental to the appearance of this pair of semi's and character of the area in general, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.'

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.

This current application is a revision of a previously refused scheme under ref. 14/03288, which was refused due to its excessive size and lack of subservience. The application was amended to remove the front gable end design, and setting the first floor element of the extension back from the front building line of the main property and lowering the ridge height of the hipped roof below the main roof. Further amended plans were received on 02.02.15 to set the first floor of the side extension back an additional 0.7m for a full 1m from the main front building line. Whilst this amended design does to some extent address the previous reason for refusal and create an element of subservience, the width of the extension remains unaltered.

The property is one of a pair of semi-detached properties and as such any extension to the side will to a degree unbalance the existing symmetry. However, the extent of this should be considered by the scale and design of the proposed extension. The property lies within a large plot considering the neighbouring sites and as such the extension would still retain a distance of 1.2m from the flank wall of the extension to the boundary. Following deferral from Plans Sub Committee on 22.01.15, as requested the first floor of the extension has been set back by 1m from the main front building line, which in addition has slightly reduced the ridge height of the extension. However, the extension will still project 5.2m from the side wall of the existing property, and considering the width of the existing property is 7m, Member's may consider that this would be excessive in size and as such the extension would still appear to be overly dominant and detrimental to this pair of semi's and the streetscene in general, and thus not adequately overcoming the previous reason for refusal.

The proposed single storey 4m deep rear extension will be located 7m from the boundary with the adjoining semi at no. 16 and 1.2m from the boundary with no. 12. The first floor element will project 1m to the rear of the existing property. The neighbouring property at no. 12 sits higher than the application site and is further separated by an attached garage along the boundary. Accordingly, the depth rear extension is not considered to cause any undue harm with regards to light or outlook. A set of doors are located within the flank elevation of the extension facing towards no. 16. However, these will predominantly overlook the garden of the host

dwelling given the 7m separation to the boundary. It is also noted that there is a close boarded fence and some existing vegetation along the shared boundary with no. 16. As such the proposed extension is not considered to cause an unacceptable degree of overlooking.

Taking into account all the above it Member's may consider that the development in the manner proposed has not overcome the previous reasons for refusal and in that it would result in an overly dominant extension which will lack subservience to the main dwelling and be detrimental to the appearance of the pair of semi's and area in general.

Background papers referred to during production of this report comprise all correspondence set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: APPLICATION BE REFUSED

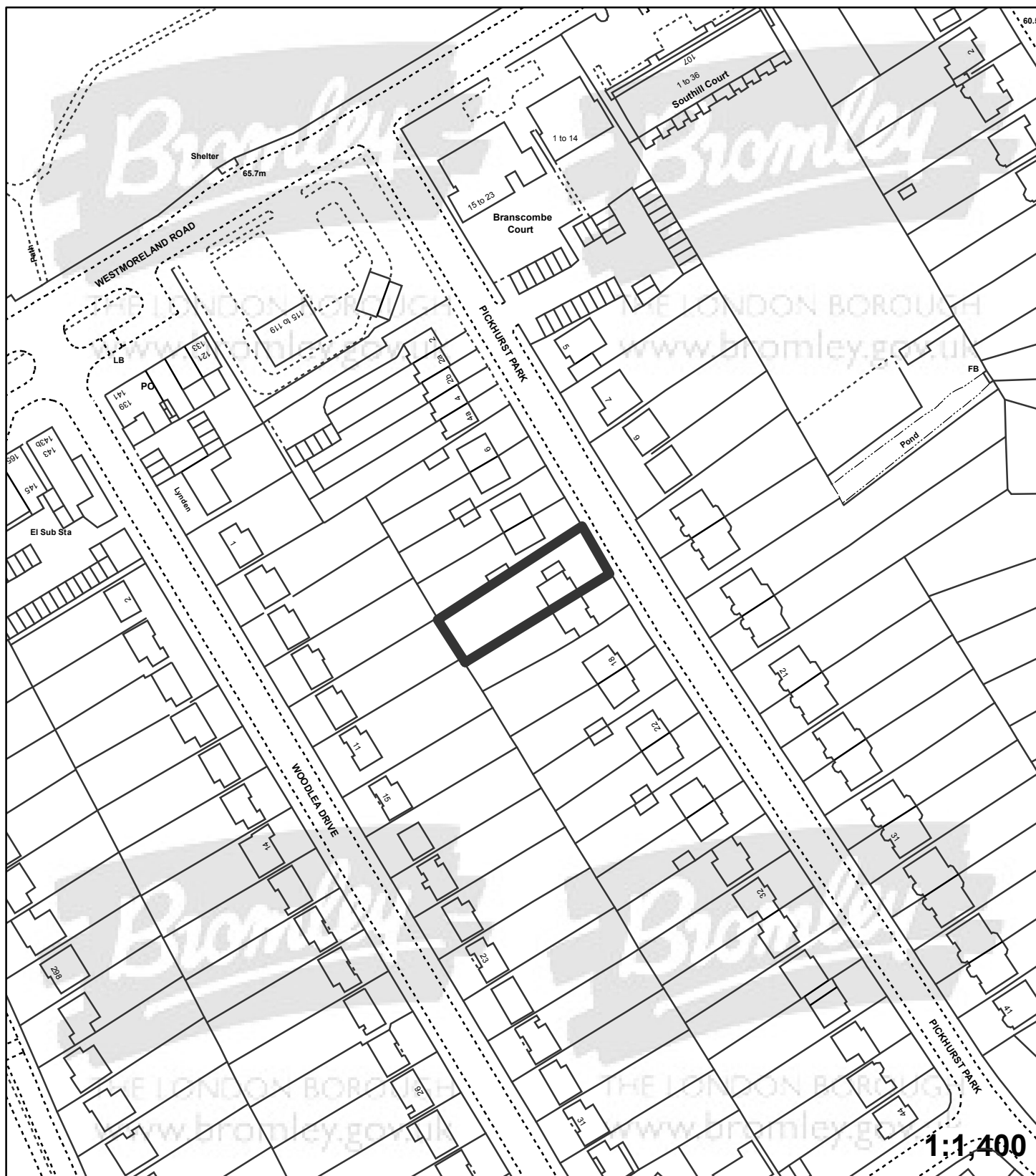
The reasons for refusal are:

- 1 The proposed extension would, by reason of its excessive size and width and lack of subservience, be overly dominant and detrimental to the appearance of this pair of semi's and character of the area in general, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

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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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