

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

Application No : 14/04450/FULL6

Ward:
Bromley Common And
Keston

Address : 5 Cheyne Close Bromley BR2 8QA

OS Grid Ref: E: 542162 N: 165154

Applicant : Mrs Victoria Parker

Objections : NO

Description of Development:

Part two storey, part single storey side/rear extensions

Key designations:

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

Proposal

The proposal seeks permission for a part two storey, part single storey side/rear extension.

Location

The application site is located on the southern side of Cheyne Close and hosts a two storey detached dwellinghouse.

Comments from Local Residents

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

Comments from Consultees

None relevant.

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 neighbouring property at No. 7 Cheyne Close has previously been granted planning permission for a similar development under ref. 10/02679. This planning permission has expired without being implemented, however it remains a material consideration in the assessment of the current application.

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 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.

The proposed extension has been designed with a hipped roof to reflect the design of the existing dwelling. The extension would increase the two storey width of the dwelling, however a distance of one metre would remain to the side boundary of the site. In addition, the extension would be set back from the main front elevation of the dwelling by 4 metres and has been designed with a ridge subordinate in height to the main ridge of the dwelling. Given this, the extension would appear as a subservient addition which would integrate satisfactorily with the dwelling and would not detract from its appearance. The extension would be visible within the street scene, however given its subservient appearance and set back from the road, it would not appear overly prominent. In addition, it is noted that a similar extension exists at No. 3 Cheyne Close, and that the neighbouring property at No. 7 has previously been granted planning permission for a similar extension, although this permission has expired without being implemented. As such, it is considered that the proposal would not adversely impact upon the character and appearance of the area.

With regard to the impact of the proposal on the amenities of the neighbouring properties, the extension would be constructed close to the boundary with No. 7 Cheyne Way. This property benefits from 2 first floor windows in the flank elevation, however these windows serve a stairwell and bathroom. Taking this into account and the orientation of these two properties in relation to each other, it is considered that the extension would not appear overbearing or be visually intrusive when viewed from this neighbouring dwelling. The single storey rear element of the proposed extension would be sited in close proximity to the common boundary with No. 3 Cheyne Close however it would only project approximately 3 metres beyond the rear of this dwelling and is single storey in scale with a hipped roof, such that it would not adversely affect the amenities of this property.

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 file ref. 10/02679, 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 The ground floor window in the south western flank elevation of the extension hereby permitted shall be fitted with obscure glazing and be non-opening up to a height of 1.7 metres above finished floor level. The window shall be permanently retained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the residential amenity of the neighbouring properties and to comply with Policy H8 of the Unitary Development Plan.

- 4 ACI17 No additional windows (2 inserts) north eastern or south western extensions

Reason: In order to protect the residential amenity of the neighbouring properties and to comply with Policy H8 of the Unitary Development Plan.

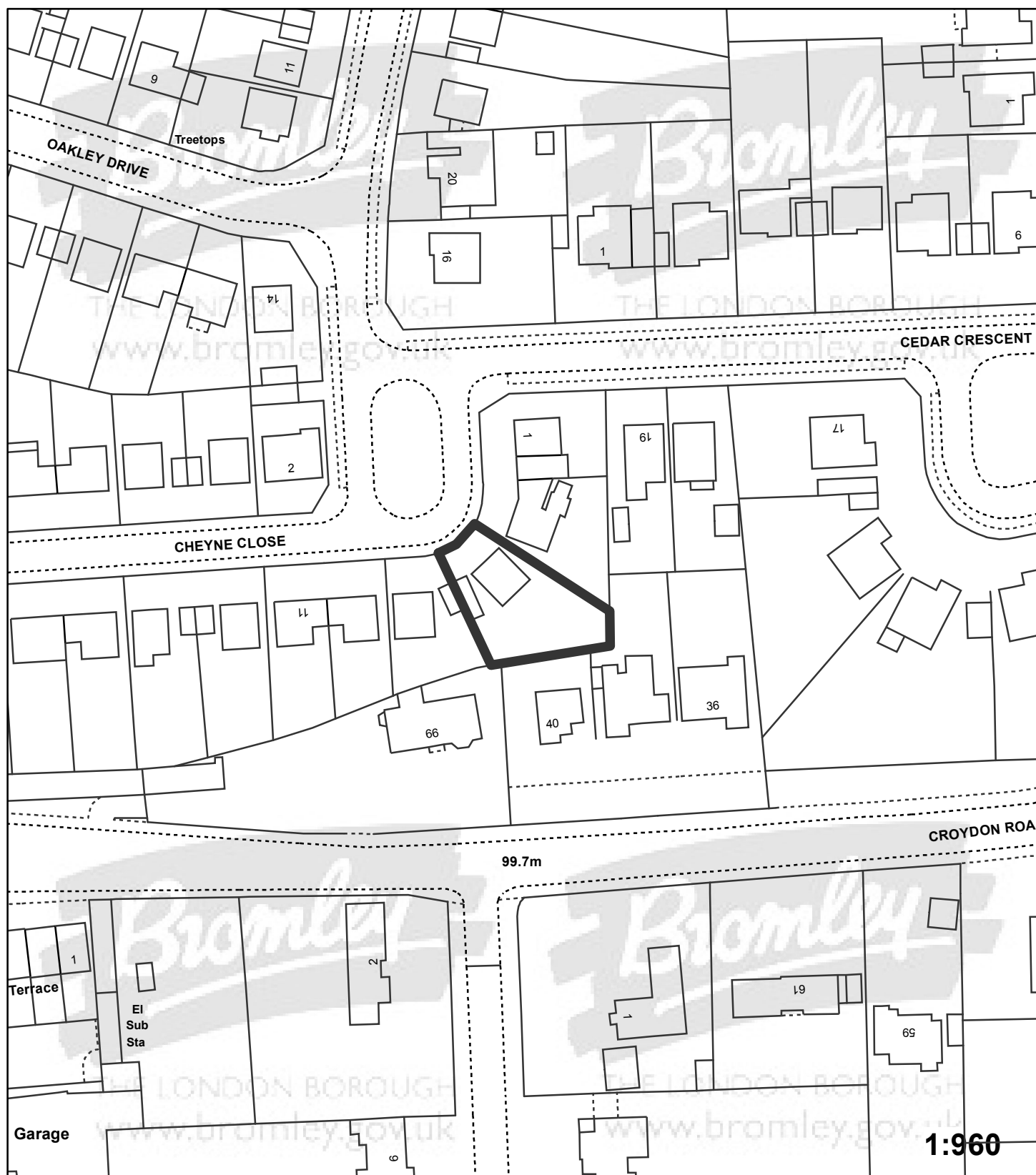
- 5 ACK01 Compliance with submitted plan

Reason: In order to protect the visual and residential amenity of the neighbouring properties and to comply with 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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