SECTION ‘2’ – Applications meriting special consideration

Application No : 14/04911/FULL6 **Ward: Bickley**

Address : 17 Cloisters Avenue Bickley Bromley BR2 8AN

OS Grid Ref: E: 542585 N: 167680

Applicant : Mr And Mrs Ewan **Objections : YES**

Description of Development:

Part one/two storey side/rear extension and roof extension to provide habitable room

Key designations:

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

Proposal

Planning permission is sought for a part one/two storey side/rear extension and roof extension to provide habitable accommodation in roofspace. The proposed extension would extend single storey up to the boundary with No. 15 and would set in by 2m at first floor level (previously 1m). The proposed ground floor rear extension would have a depth of 7.4m with the first floor section set in from the boundary with No.19 by 3.1m and projecting 4.5m to the rear. The proposed single storey extension would have a flat roof to a maximum height of 3.5m with the two storey extension having a pitched roof.

Location

The application site is set to the western side of Cloisters Avenue and is a two storey semi-detached property. The immediate area is largely residential, with The Chequers Public House within close proximity to the south of the site.

Comments from Local Residents

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

- plans do not show adjoining neighbours extension
- flank windows allow light into existing extension

- loss of light
- maintenance of the walls of the existing extension and sun lounge

Comments from Consultees

None

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

An application for a similar extension was recently refused under ref. 14/03709 for a Part one/two storey side/rear extension and roof extension to provide habitable accommodation in roofspace for the following reasons:

> "The proposed first floor extension to bedroom 2, by reason of its depth proximity to the adjoining boundary with No.19, would be over-dominant and would be detrimental to the amenities enjoyed by the occupants of those properties, contrary to Policy BE1 of the Unitary Development Plan.
>
> The proposed side extension does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development and out of character with the street scene and contrary to Policy H9 of the Unitary Development Plan."

Previously, an application was submitted under ref. 98/01059 for a one/two storey side/rear extension but was withdrawn.

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.

From visiting the site, there are several examples of similar properties having been extended to the side at first floor and two storey level. The adjacent property at No.19 benefits from single storey extensions and a large two storey rear extension which is set in from the boundary with the application site. The previous proposal included the extension of Bedroom 2 (now named bedroom 3) at first floor level by approximately 0.8m in depth. This element of the proposal has now been removed from the current application and therefore considered to overcome the previous

ground of refusal. A similar first floor rear extension exists at No.19 and on balance Members may consider that the proposal is considered acceptable.

With regard to the property to the south (No.15), building control records show that the dormer window serves an en-suite bathroom and therefore the proposed extension is not considered to have a detrimental impact upon this property. The proposed single storey extension, despite the proposed depth, is also considered to be acceptable given that the adjoining neighbour at No.19 also benefits from large single storey extensions. On balance, the adjoining extension would mitigate any potential impact upon this neighbour and Members may consider this to be acceptable.

In addition to the considerations outlined above, the proposed two storey side extension would be constructed to the southern side of the dwelling, adjacent to the boundary with No.15. The proposed first floor element is now set in by 2m from the boundary although the proposed garage remains up to the boundary. Given the lack of a 1m side space for the full length of the extension, the proposed side extension would be in technical breach of Policy H9, however given that the extension would maintain a good separation at first floor and would be well set back from the front building Members may consider that the proposed extension would not result in a cramped or cluttered appearance in the streetscene.

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	ACK01	Compliance with submitted plan
	ACK05R	K05 reason

Application: 14/04911/FULL6

Address: 17 Cloisters Avenue Bickley Bromley BR2 8AN

Proposal: Part one/two storey side/rear extension and roof extension to provide habitable room

"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.