

SECTION '1' – Applications submitted by the London Borough of Bromley

Application No : 14/04694/FULL6

Ward:
Bromley Town

Address : 2 St Blaise Avenue Bromley BR1 3DA

OS Grid Ref: E: 540640 N: 169276

Applicant : Strategic Property Services (Mr S Goodburn) **Objections : YES**

Description of Development:

Single storey side/rear and single storey rear extensions

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area Buffer 200m
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

The application seeks permission for a single storey side/rear extension and a single storey rear extension.

The single storey side/rear extension will infill an area to the side and rear to project in line with the main rear building line of the property for a width of 3.815m and length of 5.832m. It will adjoin the rear wall of the existing single storey side element to the property projecting beyond the side wall of this element by 1.115m. It will have a flat roof to a height of 3m and will retain a distance of between approximately 1.5m to 1.1m to the side boundary, which serves as the rear boundary to Nos. 15-27 Harwood Avenue. There are two flank windows and a rear window and door indicated within the extension.

The single storey rear extension will enclose an existing open canopy area to the rear adjacent to the adjoining semi. The existing single storey pitched roof will remain with addition of two new roof lights inserted into the roof slope. A glazed screen with rear door will form the basis of the enclosure.

Location

The application site is a two storey semi-detached property on the western side of St. Blaise Avenue, Bromley, near the junction with Rochester Avenue. It is owned by London Borough of Bromley and is currently used a single household where care is provided to the 5 residents that currently live there.

Comments from Local Residents

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

- adverse effect on amenity of neighbours
- disturbance
- overlooking
- loss of privacy
- visual impact on the character of the area
- bright lights throughout all hours of darkness shining from windows and a door which face rear of No. 23 Harwood Avenue; the windows of the proposed extension will be closer to the boundary
- the brick outbuilding currently shields the view, but removing this will mean the proposed windows would overlook No. 23 Harwood Avenue
- new pathway to the side will provide smoking area for staff
- previous permission which has not been built noted the problem of night pollution and restricted the use of lighting at night
- a replacement fence of approx. 8 feet should be provided to shield the extension
- the windows should be frosted and fitted with blackout blinds

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

Comments from Consultees

There were no internal or external consultees.

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

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

Under ref. 99/02426, planning permission was granted for a rear extension to the existing building.

Under ref. 10/03228, planning permission was refused for a single storey rear extension with disabled ramp at side for the following reason:

'The proposed rear extension, by reason of its size and excessive depth of rearward projection, would be detrimental to the amenities that the occupiers of the adjoining property at No. 4 St Blaise Avenue might reasonably expect to be able to continue to enjoy by reason of loss of prospect contrary to Policy BE1 of the Unitary Development Plan.'

Under ref. 12/03595, planning permission was granted for a single storey rear extension and disabled ramp.

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.

A previous permission for a rear extension across the full width of the rear property was granted under ref. 12/03595. This application has not been implemented.

The current application is for a small single storey rear extension which will enclose an existing open canopy area with glazing and a rear door. This area is located at the rear adjacent to the adjoining semi. The neighbouring semi at No. 4 benefits from a similar extension, although this has already been fully enclosed. The area to be enclosed at No. 2 will not project any further than this existing structure at No. 4. As such, this part of the proposal is considered to minimal and Member's may consider that it would not adversely affect the amenities of the neighbouring property or the character of the host dwelling.

The single storey side/rear extension will not project past the existing main rear building line of the property and as such will not be visible from the rear of no. 4. The side boundary of No. 2 also forms the rear boundary of Nos. 15-27 Harwood Avenue. The proposed extension will be located close to the rear boundaries of Nos. 23 and 25. Concerns have been raised by No. 23 as summarised above. These include concerns regarding overlooking and disturbance due to light pollution, with these highlighted as matters to be conditioned by way of a new boundary fence and obscure glazing and blackout blinds to the side windows. These have been acknowledged and have been taken into consideration. The objection letter also stated that the previous permission restricted the use of lighting at night time. The decision notice for application ref. 12/03595 indicates that this was not conditioned but was added by Committee Members via an informative only which advised that the 'conservatory shall not be illuminated between the hours of 23:00 and 07:00 in order to safeguard the amenities of the immediate neighbour.' The site location map indicates that the rear of No. 23 is

located approximately 28m from the rear boundary/side boundary of No. 2. The proposed extension is single storey in nature and will be located a minimum of 1.1m from this boundary. There are two high level windows proposed in the flank elevation which face towards Nos. 25 and 23. However, Member's may consider that the separation between the two properties and the size and location of the windows would significantly reduce the opportunities for overlooking and as such, on balance, would not warrant a refusal of the application.

It will be mainly located behind an existing single storey side element to the property projecting only a further 1.115m beyond the side wall of this existing structure. As such, this small part of the extension will be visible from the street. It will also be located approximately 5.8m from the main front building line of the property and will retain a distance of a minimum of 1.1m from the side boundary. Taking this into account and the single storey nature of the extension, Member's may consider that the single storey side/rear extension will not cause a detrimental impact on the character of the host dwelling or area in general.

Having regard for the above, Member's may consider that the proposed extensions are acceptable, and would not cause any significant harm to the amenities of the neighbouring properties or the character of the host dwelling or area in general.

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:

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| 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 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

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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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