

SECTION '2' – Applications meriting special consideration

Application No : 15/00337/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:

Single storey side/rear extension and outbuilding to rear for use as gym/play/store (revision to permission ref 13/04243 allowed on appeal to alter external finish and windows/doors to outbuilding)

RETROSPECTIVE APPLICATION

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

Permission was granted on appeal in June 2014 (ref.13/04243) for a single storey side/rear extension to the dwelling and the erection of a detached outbuilding at the rear for use as a gym and for play and storage. The outbuilding is under construction, and permission is now sought for amendments to the permitted scheme which comprise changes to the number and positions of windows and doors, and changes to the materials used.

The approved plans showed three sets of double doors in the northern (front) elevation, but it is now proposed to have two wider sets of patio doors with a window in between. Three evenly set windows were originally proposed in the southern (rear) elevation, but it is now proposed to have one larger window towards the eastern end and two smaller windows to the western side of this elevation.

The approved plans did not include any windows or doors in the flank elevations of the outbuilding, but a door is now to be installed in the eastern flank elevation, along with a set of patio doors in the western flank elevation.

With regard to the external materials, the approved scheme proposed the use of dark brown cedar weatherboarding for the walls but it is now proposed to use brick and render. It was proposed to use plain roof tiles, but slate roof tiles are now proposed, and instead of using white uPVC for the windows and doors, it is now proposed to use black timber windows and doors.

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

Letters of objection have been received from neighbouring properties, and the main points raised are summarised as follows:

- building may be used for residential purposes
- increased noise to neighbouring properties
- the Inspector required the materials to match the existing dwelling
- the roof tiles do not match the host dwelling
- out of character with the ASRC.

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 ref. 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 detached outbuilding is underway.

Permission was refused in February 2015 (ref.14/04292) for a two storey side and single storey rear extension with a swimming pool to rear on grounds relating to an overdevelopment of the site, and harm to the character and appearance of the ASRC. An appeal has been lodged against this refusal.

Conclusions

The main issues in this case are the impact of the revised scheme on the character and appearance of Bickley Area of Special Residential Character and on the amenities of neighbouring residential properties.

In granting permission for single storey extensions to the main house and the outbuilding in the rear garden, the Inspector considered that the development would not materially reduce the spaciousness of the plot or its appearance in the street scene, nor would it result in an overdevelopment of the site. In order to ensure a satisfactory appearance for the development, the Inspector imposed a condition requiring that the materials to be used in the construction of the external surfaces of the development should match those used in the existing building.

The outbuilding would now be painted render (as opposed to dark brown cedar weather boarding) and would have black timber doors and windows, which would match the existing house more closely than the permitted scheme. Although the roof tiles which have been installed are blue/black slates rather than the plain roof tiles originally proposed, this amendment is not considered to have a significantly detrimental impact on the appearance of the building, and due to its location at the rear of the property, would not adversely affect the character and appearance of the ASRC.

The outbuilding is situated at least 4m from the boundaries of the site, and the proposed changes to the windows and doors are not considered to unduly harm the amenities of adjoining occupiers.

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.

as amended by documents received on 26.03.2015

RECOMMENDATION: PERMISSION

Subject to the following conditions:

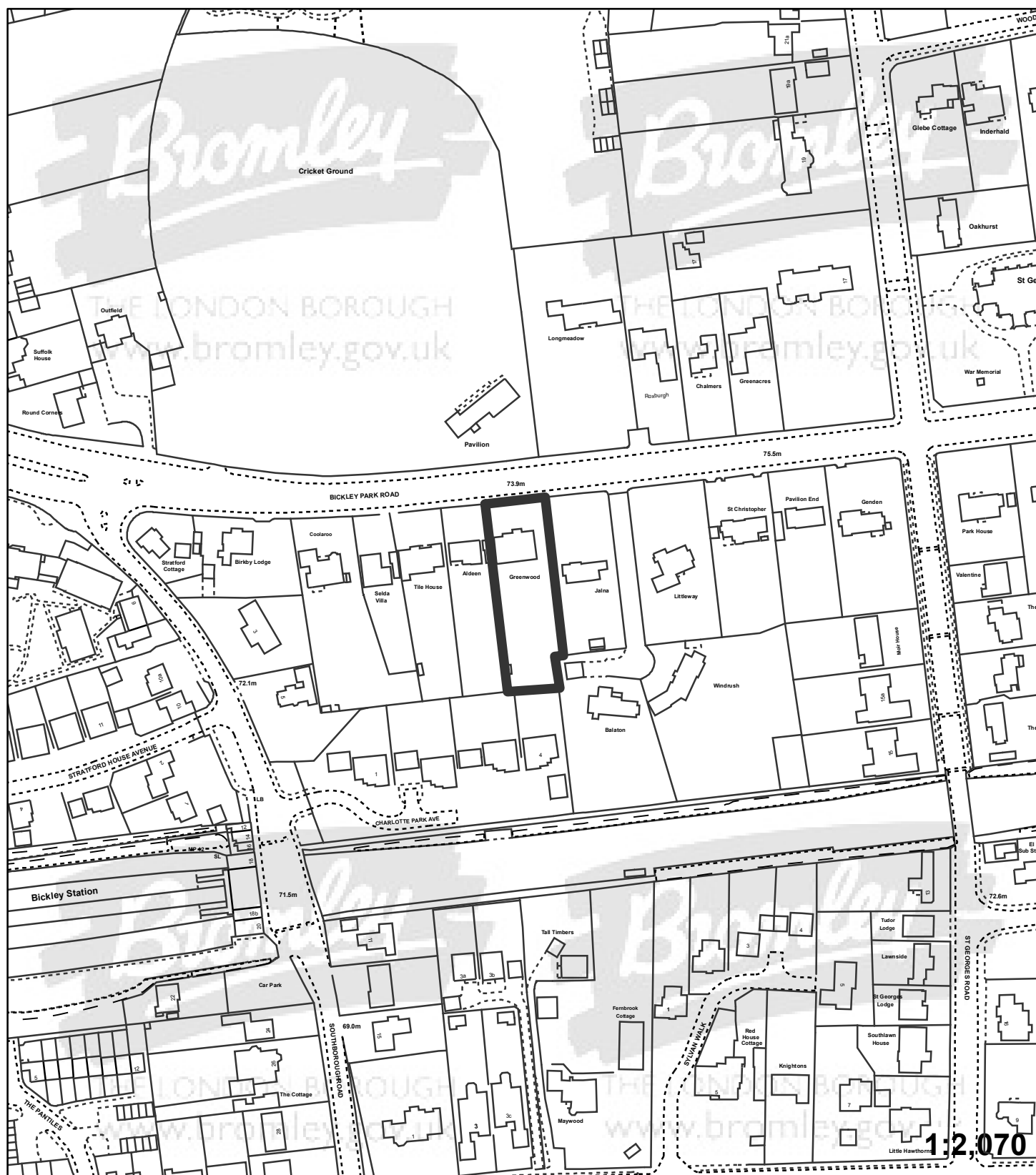
1 ACK01 Compliance with submitted plan
 ACK05R K05 reason

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RETROSPECTIVE APPLICATION



"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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