

SECTION '2' – Applications meriting special consideration

Application No : 15/00752/FULL6

Ward:
Plaistow And Sundridge

Address : 54 Minster Road Bromley BR1 4DZ

OS Grid Ref: E: 540649 N: 170560

Applicant : Mr P Conlon

Objections : YES

Description of Development:

Part single/part two storey rear extension and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Green Chain Walk
London City Airport Safeguarding
London City Airport Safeguarding Birds
Smoke Control SCA 7

Proposal

This application seeks permission for a part one/two storey rear extension. At ground floor the level, the extension will be 4m deep and 7.65m wide to match the width of the existing property. At first floor level, the extension will be 3m deep and 5.6m wide. The proposal provides a side space of 1.6m to the boundary with No.52. It will provide a side space of 0.2m at ground floor and 2.2m at first floor to the boundary with No. 56.

Location

The application site is a two storey detached property located on the eastern side of Minster Road.

Comments from Local Residents

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

- Certificate of lawfulness already issued for a roof extension that will invade light space

- Reduce sunlight/daylight to first floor flank window therefore the previous certificate and current application should be examined in conjunction with each other.
- Unsympathetic and disjointed composition does not innovate, does not create a better place to live, will not have a positive impact on the host building or its relationship with the existing buildings, places and space around it.
- Loss of amenity, loss of light between buildings and impact on privacy.
- Does not reflect the attractive established character of this part of Minster Road nor the proportions of its built form.
- Prior applications for similar schemes have both been previously refused due to the detrimental impact on the flank window of adjoining property by reason of loss of light and amenity contrary to policies BE1 and H8 of the UDP

Comments from Consultees

No comments have been received from 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
 H9 Side Space

Planning History

The site has been subject to previous planning applications:

- 33165 (Building Control) - Single storey extension (study) - approved 25.07.1973
- 78/1619 - First floor rear extension for bathroom - Refused 17.08.1978
- 07/03616/FULL6 - Two storey rear extension - Refused 27.12.2007
- 08/00744/FULL6 - Part one/two storey rear extension - Refused 28.04.2008
- 14/04226/PLUD - Single storey rear extension, loft conversion with hip to gables, rear dormer and front roof lights. CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT - Proposed Development is Lawful 19.12.2014

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.

This application seeks permission for a part one/two storey rear extension. At ground floor level, the extension will be 4m deep and 7.65m wide to match the width of the existing property, providing 0.2m side space to the northern boundary. It is noted that this element has already been Certified as Permitted Development under ref. 14/04226. At first floor level, the extension will be 3m deep and 5.6m wide. It will provide a side space of 2.2m to the boundary with No. 56 and 1.6m to the boundary with No.52. As the ground floor element only provides 0.2m side space to the north, the proposal would not provide the minimum of 1m side space for the full height and length of the building in respect of two storey developments that is normally required to comply with Policy H9. However it is noted that the proposed extension is to be built at the rear. In terms of the street scene there would be no change and on this basis the application would not conflict with Policy H9.

Concerns have been raised regarding the impact on the flank window of No.56. This site has been subject to previous applications for two storey extensions which were refused under planning refs. 07/03616 and 08/00744, due to the detrimental impact on the neighbouring window. The 2007 application was for a two storey rear extension that was 4m deep and matched the width of the property. The 2008 application was the same depth however provided 1m side space at first floor level. This proposal reduces the depth at first floor level to 3m and provides 2.2m side space to the boundary with No.56.

Following objections from the neighbouring property, a plan demonstrating the 45 degree rule was submitted by the agent (15/4/15). 0.4m of the proposed first floor extension was within 45 degrees of the middle of the first floor flank window of No.56, as such the loss of light to No.56 is not anticipated to be of such an extent as to warrant refusal.

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 the file ref(s) set out in the Planning History section above, excluding exempt information.

as amended by documents received on 15.04.2015

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		
4	ACI17	No additional windows (2 inserts)	flank	extension
	ACI17R	I17 reason (1 insert)	BE1	

Application: 15/00752/FULL6

Address: 54 Minster Road Bromley BR1 4DZ

Proposal: Part single/part two storey rear extension and elevational alterations



"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.