

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

Application No : 15/00476/FULL6

Ward:
Bickley

Address : Meribelle Bickley Park Road Bickley
Bromley BR1 2AY

OS Grid Ref: E: 542946 N: 168960

Applicant : Mr & Mrs M & K Ellisdon

Objections : NO

Description of Development:

Increase in roof height to include rear dormer to provide habitable accommodation in roof space, first floor side extension and elevational alterations

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
Smoke Control SCA 13
Smoke Control SCA 12
Smoke Control SCA 10

Proposal

Planning permission is sought for the following extensions:

- first floor side extension over existing garage/dining room set in 1m from ground floor flank elevation to form catslide roof
- increase in roof height by approx 0.4m with a rear dormer extension to provide additional bedroom, en-suite and games room within roofspace
- 1 x rooflights to front
- 3 x rooflight to side
- alterations to roof of existing dining room to provide roof lantern

Location

The application site consists of a two storey detached dwellinghouse located on the southern side of Bickley Park Road. The existing building is set in close

proximity to the side boundaries of the site, varying between 0.16 to 0.24m side space exists to the ground floor eastern elevation.

The application site forms part of the Bickley Area of Special Residential Character (ASRC).

Comments from Local Residents

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

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
- H10 Areas of Special Residential Character

Planning History

The application site benefits from several previous planning permissions:

83/00302 - Single storey side and rear extensions - PERMITTED

88/00485 - Two storey side extension - PERMITTED

98/00570 - Single storey and first floor rear extensions - PERMITTED

Planning permission was also refused in 1986 for formation of vehicular access (86/02877).

Most recently, planning permission was refused and later dismissed at appeal under ref. 14/00157 for an Increase in roof height to include side dormer and rear gable to provide habitable accommodation in roof space and first floor side. The refusal grounds were as follows:

1. "The proposal 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, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H9 and H10 of the Unitary Development Plan.

2. The proposed roof extensions by reason their size and design would appear over dominant, incongruous and harmful to the appearance of the host dwelling and character of the area, contrary to policies BE1, H8 and H10 of the Unitary Development Plan."

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Area of Special Residential Character (ASRC) and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The character of the area is essentially that of spacious inter-war residential development, with large houses in substantial plots. Development in ASRC's likely to erode the individual quality of an area will be resisted (Appendix I, UDP).

A similar extension was refused under ref.14/00157. The main concerns of the appeal Inspector were the effect of the proposal on the appearance of the host dwelling and the character of the surrounding area. The previous first floor extension under ref. 14/00157 did not retain a 1m side space to the flank boundary, contrary to Policy H9. In particular, the Inspector considered that the first floor side extension would have resulted in a cramped form of development in the spacious ASRC. The current application seeks to overcome the previous grounds of refusal by incorporating the side extension into a chalet-style roof. Whilst the same amount of side space is provided as previously shown, Members may consider that the reduction in the bulk of the roof design results in the extension appearing less cramped to the boundary.

It is also proposed to increase the height of the roof by around 0.4m. In Areas of Special Residential Character the general height of the existing buildings shall not normally be exceeded, however, given that the increase would be modest, on balance Member may agree that this element is considered acceptable.

On balance, given the amendments that have been made to the previously refused application (ref.14/00157), Members may consider the proposed side extension and alterations to the roof to be in-keeping with the host building and ASRC.

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.

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 |

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Address: Meribelle Bickley Park Road Bickley Bromley BR1 2AY

Proposal: Increase in roof height to include rear dormer to provide habitable accommodation in roof space, first floor side 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"

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