

SECTION '2' – Applications meriting special consideration

**Application No :** 15/00904/FULL1

**Ward:**  
**Shortlands**

**Address :** 2B Winchester Road Shortlands  
Bromley BR2 0PZ

**OS Grid Ref:** E: 539813 N: 168514

**Applicant :** Ms Nuala Close

**Objections :** NO

**Description of Development:**

Two storey rear extension with part 1st floor rear extension, new pitched roof over existing flat roofed two storey side extension, new pitched roof to garage and porch

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Open Space Deficiency  
Smoke Control SCA 9  
Smoke Control SCA 21

**Proposal**

Planning permission is sought for a two storey rear extension with part 1st floor rear extension, new pitched roof over existing flat roofed two storey side extension, new pitched roof to garage and porch.

**Location**

The site is a detached property which has a cat slide roof and is located on the eastern side of Winchester Road, Bromley. The neighbouring property 2a is very similar in design and character to No.2b whilst the rest of the road contains a variety of different housing types and designs.

**Comments from Local Residents**

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

**Comments from Consultees**

No consultee responses were required.

## **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

SPG1 General Design Principles  
SPG2 Residential Design Guidance

London Plan:

5.3 Sustainable Design and Construction  
7.4 Local Character  
7.6 Architecture

The NPPF

## **Planning History**

There is no planning history associated with the site.

## **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 existing detached dwelling is set within an area predominantly residential area which is characterised by two and three storey semi-detached dwellings. The proposed side dormer would not result in a side addition that is taller than the existing ridge height although the resulting development would be in closer proximity to neighbouring property at No.2a. No.2a is a near identical property which appears to have been extended to the rear and partly to the side through the insertion of two small dormers, much like No.2b.

The two storey rear extension will involve infilling the ground floor to provide an enlarged lounge. This would measure 2.75m in depth x 4m in width. The resulting two storey extension will be built to a height of 8.6m, to be level with the existing ridge line to provide an enlarged bedroom and bathroom. The added bulk to the rear of the property is considered acceptable from a visual perspective is also unlikely to affect the amenity of the neighbour at No.2a.

The new roof over the existing garage and porch is considered acceptable from a visual and policy perspective.

Policy H9 of the UDP requires applications for new residential development, including extensions to normally retain, for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site for the full height and length of the flank wall of the building or where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space.

The existing side space is 0.85m, the proposal would continue to maintain a 0.85m side space to each flank boundary. Given the two storey extension is confined to the rear of the property and the side dormer, which is set in from the road frontage and is also lower than the existing ridge height, it is considered that the spatial characteristics of the area and the buildings character are maintained and adequate separation exists to safeguard the privacy and amenity of adjoining residents. As such the proposal does not represent a cramped appearance and does not result in unrelated terracing and therefore maintains the spatial standards and level of visual amenity of the streetscene in this case.

In terms of residential amenity it is considered that there would be no significant impact on the privacy and amenity of adjoining occupiers in terms of loss of light and outlook, siting and position of the enlarged mass of the first floor extension in this situation due to the reasonable separation distances to adjoining property and buildings.

Background papers referred to during production of this report comprise all correspondence on the file ref. 15/00904 as set out in the Planning History section above, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |   |
|---|-----------------|---|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years                            |
| 2 | ACC04<br>ACC04R | Matching materials<br>Reason C04  |
| 3 | ACI12<br>ACI12R | Obscure glazing (1 insert) in the north-eastern flank<br>I12 reason (1 insert) BE1 and H8 |
| 4 | ACK01<br>ACK05R | Compliance with submitted plan<br>K05 reason  |