

SECTION '2' – Applications meriting special consideration

Application No : 15/00923/FULL6

Ward:
Plaistow And Sundridge

Address : 18 Upper Park Road Bromley BR1 3HT

OS Grid Ref: E: 540998 N: 169772

Applicant : Mr Nicholas Bennett

Objections : NO

Description of Development:

Part one/two storey side extension and roof extension incorporating rear dormer with juliet balcony and bin store at side

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Local Cycle Network
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency
Smoke Control SCA 10

Proposal

Planning permission is sought for part one/two storey side extension and roof extension incorporating a rear dormer with Juliet balcony.

Location

The appeal property is a semi-detached property on the south east corner of Upper Park Road with Henville Road within a predominantly residential area. The surrounding area is mixed in terms of buildings, with individual houses and blocks of flats dating from different periods and of different styles. However, none of the buildings is individually dominant in the street scene.

Comments from Local Residents

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

Comments from Consultees

No external or internal consultation required.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

The following Council adopted SPG guidance is also a consideration:

Supplementary Planning Guidance 1 General Design Guidance
Supplementary Planning Guidance 2 Residential Design Principles

The above policies are considered consistent with the objectives and principles of the NPPF.

Planning History

Ref. Number Date	Description	Status	Decision
01/03417/FULL1	Detached garage with room above	REF	28.11.2001
96/02413/FUL ROADPER 12.12.1996	FORMATION OF VEHICULAR ACCESS TO UPPER PARK		
97/00305/FUL	TWO STOREY SIDE EXTENSION	PER	07.05.1997
02/02623/FULL1 12.09.2002	Single storey rear extension for conservatory	PER	
13/03358/FULL6	Part one/two storey front and side extension and roof extension incorporating 2 rear dormers with Juliet balconies	REF	02.12.2013
14/00877/FULL6	Part one/two storey side extension and roof extension incorporating 2 rear dormers with Juliet balconies	PER	25.07.2014
14/00877/AMD	Non-material amendment: To alter rear dormer and to add refuse storage area to side elevation	REFAMD	16.02.2015

Conclusions

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.

The application dwelling occupies a corner site at the junctions of Upper Park Road and Henville Road. The dwelling forms one half of a pair of semis. Although both houses (Nos. 18 and 20) have been extended to incorporate two storey side extensions, the two houses have largely retained their symmetry with the said extensions set back in relation to the frontage and the main roof having retained its hipped ends.

In December 2013 (ref. 13/03358/FULL6) permission was dismissed at appeal for a 'part one/two storey front and side extension and roof extension incorporating 2 rear dormers with Juliet balconies'. In response to that refusal the applicant submitted a revised scheme in 2014 (ref. 14/00877/FULL6) which included the removal of the front bay at ground and first floor, the setting back of the front building line as well as the setting down of the ridgeline and removal of the half gable. This revised proposal was subsequently granted by Members in July 2014.

However, the applicant now seeks an amendment to that approved scheme in order to allow the consolidation of the two approved rear dormers into one larger roof addition and the addition of a small refuse storage chamber to the rear of the property. The proposed rear dormer would sit within the rear roof slope and would be visible from the public realm due to the corner location of the property. However, the principle of a rear dormer was already assessed and deemed acceptable by Members in 2014. Whilst the proposed dormer would be marginally bigger than the previously approved scheme, the overall design, size and proportions of the addition are considered to be in keeping with the application property. Officers noted on site that large rear dormers are visible on neighbouring properties, with an example found at No 22 Upper Park Road. The proposal would not therefore be out of the character with the area in general.

The proposed refuse storage chamber would be located behind the single-storey side extension and would not be visible from the public realm. The chamber would be a modest addition that would have virtually no impact on the character or appearance of the property or streetscene given its size and location.

In all other aspects the proposal remains as previously approved, including a part one/part two storey side extension. Although policy H9 of the UDP normally requires a minimum 1m side space, it is only the relatively modest single storey side element that is within 1m of the boundary and this still would maintain a 0.8m separation. The two-storey side extension would maintain side space of 1.5m from the boundary and this was deemed acceptable by Members within in 2014 application.

In relation to neighbouring amenity the bulk of the side extension would front the public highway and would not result in a visually intrusive form of development. There is already an established degree of overlooking towards the rear garden and the addition of a rear dormer and Juliette balcony would not give rise to a significantly greater level of overlooking or a loss of privacy. As noted above, two rear dormers, which included Juliette balconies, were assessed and deemed

acceptable by Members under the 2014 application. Officers consider that the revised scheme would not result in any greater impact.

Having had regard to the above, Members may consider on balance that the proposal is acceptable in that it would not harm the character and appearance of the host property nor the pair of semi-detached properties and the street scene in general.

Background papers referred to during production of this report comprise all correspondence on the files refs. 15/00923, 14/00877 and 13/03358, as set out in the Planning History section above, excluding exempt information.

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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 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |