

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

Application No : 15/00358/FULL6

Ward:
Bromley Town

Address : 36 South View Bromley BR1 3DP

OS Grid Ref: E: 540977 N: 169249

Applicant : Mr C And Mrs S Fagg

Objections : NO

Description of Development:

Part one/two storey side and single storey rear extensions

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area Buffer 200m
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency
Smoke Control SCA 12
Smoke Control SCA 13

Proposal

The application seeks consent for the construction of a two-storey side extension and single-storey rear extension.

The two storey side extension would measure 4.2m in depth and would include a part flat/part hipped roof, which would match the height of the existing two-storey side projection. Two windows are proposed within the side roof slope, a further door and window are also proposed within the flank elevation.

The single-storey rear extension would measure 4.4m in depth and would expand to the full width of the host dwelling. It would incorporate a pitched roof with an overall maximum height of 3.3m and an eaves height of 2.6m. The proposal would have a conservatory appearance with large glazed panels.

Location

The application relates to a two-storey demi-detached residential dwelling, which is located on the west side of South View Road. The application property has a strong form with a partially hipped roof, prominent front gable and double height

bay window. To the side, above an existing garage is a first floor flat roofed element which has the appearance of a side extension, but appears to be an original feature, as this design is replicated on neighbouring properties.

The property benefits from off-street parking and an existing single-storey side and rear extension. The garden measures approximately 30m in depth.

The surrounding area is residential in character and the property is not located within a conservation area.

Comments from Local Residents

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

- Letters of support and general comments relating to ensuring the build is structurally sound.

Comments from Consultees

No consultee consultation necessary.

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

SPG 1 General Design Principles
SPG 2 Residential Design Guidance

Planning History

Ref. Number	Description	Status	Decision
94/01436/FUL	SINGLE STOREY REAR EXTENSION	PER	03.08.1994

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.

Design

Policies H8, BE1 and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development.

The proposed two-storey side extension would be located behind an existing two-storey flat roofed element, which fronts the highway. A small single-storey extension sits behind this forward facing element. The proposal would first build up this existing single-storey rear extension at first floor level and would include a flat roof to match this existing side addition. The proposal would then extend to two-storeys in height for a depth of 4.2m, but would not project beyond the existing rear building line. The two-storey element of the proposal would include a pitched roof, which would meet the ridge line of the existing dwelling. The pitched element of the roof would sit above the existing forward facing side addition and would therefore be visible from the streetscene; however it would be set back from the front elevation by 7.3m. The design is therefore considered to be subservient to the main dwelling. This element would also be partially obscured by the set back and subsequent oblique angle when viewed from the highway.

Given the set back and limited visibility, it is considered that the overall design and proportions of the two-storey extension are sympathetic and in keeping with the host dwelling. Subject to a condition ensuring the use of matching materials, on balance it is considered that the proposal would not result in significant harm to the appearance of the host dwelling or area in general.

The proposed single-storey rear extension would be located to the rear of the property and would not be visible from the public realm. It would expand to the full width of the host dwelling and would have a conservatory appearance with full height glazed windows. The overall size and proportions of the extension are considered to be acceptable and would generally sit well on the rear elevation. In terms of massing the extension is considered to be in proportion with the application property and would not result in significant harm to the appearance or character of the dwelling.

Neighbouring Amenity and Side Space

Policy H9 requires proposals of two or more storeys in height to be a minimum of 1m from the side boundary.

Policy BE1 seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

The large majority of properties within South View have either no side space or less than a metre between the existing side extensions and the boundary. The application property is one of a run of properties in South View which have existing 2 story side extensions which come closer than a meter to the boundary.

The proposed side extension would be set back from the common boundary with No 34 South View by 0.6m and 1.2m respectively. It would have a maximum overall depth of 6.1m, however only 3.9m of the proposal would be within 0.6m of the boundary; this would then increase to 1.2m for the remaining depth. No 34 has a similar arrangement to application property with a partial two-storey side extension adjacent to the common boundary. This however, does not extend to the full depth of the host dwelling. There are a number of windows located within the flank elevation of No 34, which face the common boundary with No 36; however these appear to be secondary windows, with their primary windows facing towards the front and rear of the property.

The applicant has tried to minimise the visual impact of the scheme by maintaining the line the existing flat roof and incorporating a pitched element towards the rear of the property. This pitched element would pitch away from the boundary in order to try and reduce the overall bulk of the scheme. The extension would not project beyond the rear building line and would be set back from the boundary by 0.6m and 1.2m respectively. Given the above, officers consider that the design of the scheme would not result in a significant visual intrusion for the neighbouring property at No 34.

No 34 is located to the north of the application site. Whilst officers acknowledge that the proposal would result in the flank elevation of the building being slightly closer to the common boundary with No 34, the overall built form would not extend beyond the existing rear building line. As such, no significant loss of light to the side elevation of No 34 is anticipated.

Two windows are proposed at first floor level within the side elevation of the extension and a further two windows are proposed within the side roof slope. The proposed windows at first floor level would serve a toilet and bathroom, which would be obscured glazed and non-opening. No overlooking or loss of privacy is therefore anticipated. The remaining windows would be located within the rear elevation and would overlook the rear garden, where there is already an established degree of overlooking.

The proposed single-storey rear extension would measure 4.3m in depth. This would expand to the full width of the host dwelling and build up the party wall with No 38 South View. There is currently an existing single-storey rearward projection that would be demolished under the current scheme. No 38 has a small existing rear projection, which abuts the common boundary with the application property. The proposed extension would therefore measure 3.35m in depth when viewed from No 38. In relation to No 36 the proposal would be set back from the common boundary by 1.2m, The overall depth and size of the proposal is considered to be acceptable and not overly intrusive when taking into account the existing development at both No 36 and No 38.

No. 38 is located to the south of the site and as such no loss of light or overshadowing is anticipated. A solid party wall would be built along the common boundary with No. 38, which would result in no loss of privacy or overlooking.

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
- 4 Before the development hereby permitted is first occupied, the proposed window(s) in north facing elevation of the extension shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.