

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

**Application No :** 15/00377/FULL6

**Ward:**  
**Bickley**

**Address :** 38 Hawthorne Road Bickley Bromley  
BR1 2HH

**OS Grid Ref:** E: 542958 N: 168646

**Applicant :** Pellings LLP

**Objections :** NO

**Description of Development:**

Two storey side/rear extension, re-building of roof and second floor accommodation, elevational alterations and detached garage to rear with vehicular access to Hawthorne Road

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Local Cycle Network  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Open Space Deficiency  
Smoke Control SCA 13  
Smoke Control SCA 12

**Proposal**

It is proposed to re-build the first floor and roof of this detached dwelling which was recently damaged by fire, and add a two storey side/rear extension to the eastern side adjacent to the access road to No.38A to the rear, along with a detached garage in the rear garden to the west of the dwelling. A new vehicular access would be provided to Hawthorne Road adjacent to No.36 to the west.

**Location**

This site lies on the southern side of Hawthorne Road and is occupied by a large detached locally listed two storey dwelling which has been seriously fire damaged.

A detached two storey dwelling has recently been constructed in the original rear garden of this property (known as 38A Hawthorne Road), and access to it is provided along the eastern flank boundary with No.40.

The surrounding residential area is mixed in character with mainly detached dwellings set in generous plots in Hawthorne Road, with higher density housing in Albyfield to the south-east.

### **Comments from Local Residents**

No letters of objection have been received from nearby residents.

### **Comments from Consultees**

No highways objections are raised to the proposals subject to safeguarding conditions.

### **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

This application has been called into committee by Ward Councillors.

### **Planning History**

The planning history of this property relates solely to applications for residential development in the rear garden, rather than to the dwelling itself.

### **Conclusions**

The main issues in this case are whether the proposals would result in an overdevelopment of the site which would be out of character with the surrounding area, whether it would result in a cramped form of development, and whether it would detrimentally affect the amenities of neighbouring residential properties.

The re-built first floor and roof would help to re-instate the original locally listed dwelling, which is welcomed, and the proposals would also involve the removal of a later single storey side addition and rear conservatory.

The proposed two storey side extension would extend up to the shared access drive along the eastern boundary of the site, but given the 5m separation distance to the flank boundary with No.40, and the subservient appearance of the extension which would be set back 5.3m from the front elevation of the dwelling and would have a lowered roofline, the proposals are not considered to have an unduly cramped appearance within the street scene, nor detract from the appearance of the locally listed building.

A similar detached garage for No.38 was originally allowed on appeal under ref.06/02201 when permission was granted for a dwelling to the rear, and a

detached garage in a similar location was also permitted as part of later schemes. It would be set far back from the front of the dwelling, and would not have a detrimental impact on the street scene.

The proposed two storey side/rear extension would cover a similar sized footprint as the existing single storey side/rear extension and rear conservatory which are to be removed, whilst the garden depth would range between 11-15m which would still be more generous than neighbouring properties. The garage has been permitted under earlier schemes, and the proposals are not, therefore, considered to result in an overdevelopment of the site.

With regard to the impact on neighbouring properties, the proposed two storey side/rear extension would be located approximately 11m away from the dwelling to the east at No.40, whilst the rear elevation facing No.38A has been designed to ensure that there would be no first floor facing windows.

The proposed garage would be set back at least 1m from the western flank boundary with No.36, and a garage of this size has already been accepted in this location.

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     ACH03        Satisfactory parking - full application  
      ACH03R      Reason H03
- 4     ACH09        Restriction on height to front and flank  
      ACH09R      Reason H09
- 5     ACH12        Vis. splays (vehicular access) (2 in)        3.3 x 2.4 x 3.3m  
      1m  
      ACH12R      Reason H12
- 6     Before the development hereby permitted is first occupied, the proposed window(s) at first floor level in the flank elevations of the re-instated building shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.  
      ACI12R      I12 reason (1 insert)    BE1
- 7     ACI17        No additional windows (2 inserts)    first        floor        flank  
      extensions
- ACI17R      I17 reason (1 insert)    BE1
- 8     ACK01        Compliance with submitted plan  
      ACK05R      K05 reason

## INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.