

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

Application No : 15/02804/FULL6

Ward:
Shortlands

Address : 6 Pickhurst Park Bromley BR2 0UF

OS Grid Ref: E: 539461 N: 167802

Applicant : Miss Horvath

Objections : YES

Description of Development:

Single storey side and rear extension.

Key designations:

Smoke Control SCA 2

Proposal

The application seeks permission for a single storey side and rear extension. The extension will project 2.53m to the north-western side for a length of 12.306m to wrap around the rear of the property for a 4m deep projection from the rear elevation. A distance of 0.15m will be retained to the north-western side boundary shared with no. 4a Pickhurst Park and 0.1m to the south-eastern side boundary shared with the adjoining property at no. 8. The extension will have a part flat/part pitched roof with an eaves height of 2.636m and a ridge height of 3.4m. Three roof lights are proposed within the flat roofed section of the rear element of the extension which will project approximately 0.3m above the roof of the extension. The extension will provide a garage, utility room and kitchen/diner and will contain a garage door at the front and a window and set of patio doors at the rear. No windows are proposed in the side elevation of the extension.

Location

The application site is a two storey semi-detached dwellinghouse on the western side of Pickhurst Park, Bromley. The road is predominantly residential with mainly semi-detached and detached dwellinghouses. To the north-west of the site lies a row of 5 terraced properties with a petrol garage beyond located on the corner of Pickhurst Park and Westmoreland Road.

Comments from Local Residents

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

- o Fully support the rear extension but the side extension is close to 4A and will set a precedent at Pickhurst Park where houses will try to extend very close to the property without leaving ample space
- o The extension will leave no. 6 with no side entrance and in case of emergency the emergency services may need to use no. 4A's side entrance
- o Lose a gap between 4A and 6
- o Height and excessive rear facing extension will have a detrimental effect on the visual amenities, prospect and daylight
- o Loss of privacy
- o Noise and smoke inhalation from heating and cooking extractor fan will stop enjoyment of backyard
- o Neighbouring house at 4A is on higher ground and the extension will create drainage problems
- o Most neighbouring properties have their garages at the rear to maintain health and protect privacy and giving permission to extend will destroy neighbourhood privacy
- o Cause unbalance of existing symmetry due to design and size
- o Demolition of existing garage will cause loss of fence to no. 4A
- o Neighbouring property at no. 4A paid a higher price for better location and privacy
- o Damage to neighbouring foundations

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

The Council's Highways Engineer has commented as follows;

"The size of the new garage is sub-standard. Garage should normally have minimum internal dimensions of 2.6 metres in width by 6 metres in length. However as the garage is set back by 30cm from the front wall and the distance between the front wall and the footway is approximately 9.3m. In this way there would be enough space to park two cars so I raise no objection to this proposal."

There were no other internal or external consultees consulted on this application.

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

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

The London Plan and National Planning Policy Framework are also considerations in determination of this application.

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

This application has been called in by the ward members with concern that the extension would not comply with Policy H9 in relation to the separation on the northern side.

Planning History

There is no planning history at the property.

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.

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. Policy BE1 also 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 loss of outlook or overshadowing.

The proposed extension will extend to the north-western side and the rear of the existing dwelling. An existing single storey detached garage which sits to the rear of the main dwelling, along the side boundary with no. 4A is shown to be removed to facilitate this new extension. Having visited the site officers note that the neighbouring property at no. 4A benefits from a small rear extension and a conservatory style rear extension across part of the rear of the property. This neighbouring property at no. 4A also sits at a higher level to the host dwelling, which will mitigate some of the impact of the extension in terms of light and outlook. The adjoining semi to the south at no. 8 also benefits from a conservatory style rear extension. Whilst concerns raised by the neighbouring property at no 4A with regards to the proximity of the extension to their property are acknowledged, taking account of the existing relationship to the neighbouring properties, Members may consider that the depth, height and design of the proposed single storey side/rear extension, would not cause significant harm to the amenities of the neighbouring properties as to warrant a refusal on this basis. Furthermore, there are no flank windows proposed within the extension and as such there would not be issues with regards to overlooking and loss of privacy.

The concerns with regards to the drainage and foundations would not be a material consideration in the determination of a planning application and would be a private legal matter between the owners of the properties.

With regards to the impact of the proposed extension on the host dwelling and area in general, the extension is single storey in nature and whilst it will extend close to

the side boundary, its scale and design is considered to be subservient to the main dwelling. Furthermore, the extension will be set back slightly from the main front building line will further mitigate the impact in terms of its scale. Whilst concerns have been raised with regards to Policy H9 of the UDP, this policy would not be relevant in this instance as the extension is for a single storey development only. Policy H9 is only relevant in respect of extensions of more than one storey. In addition, whilst the application is for formal planning permission, it is noted that the property could benefit from a single storey side extension which could extend right up to the boundary under permitted development. Accordingly, taking all this into account Member's may consider that the proposed scale and design of the extension would not cause any detrimental impact to the character and appearance of the host dwelling or street scene in general.

Having had regard to the above, Member's may therefore consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area, and as such would be generally compliant with the aims and objectives of policies H8 and BE1 of the UDP.

Background papers referred to during production of this report comprise all correspondence on the file, excluding exempt information.

RECOMMENDATION: PERMISSION BE GRANTED

Subject to the following conditions:-

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

REASON: Section 91, Town and Country Planning Act 1990.

- 2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.**

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.