

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

Application No : 15/03193/FULL6

Ward:
Shortlands

Address : 79 South Hill Road Shortlands Bromley
BR2 0RW

OS Grid Ref: E: 539185 N: 168415

Applicant : Mr Daniel Ford

Objections : YES

Description of Development:

Two storey side extension and First floor rear extension.

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 part one/two storey side extension and first floor rear extension.

The side extension would be sited on the south-eastern side of the property and would be set flush with the main front elevation. The extension would be wedge-shaped to follow the flank boundary, with a 1m side space retained for the full depth of the extension including the single storey element at the rear of the two storey side extension. The two storey element would be 2.59m wide at the front, reducing to 2.2m at the rear. The extension would be brick faced at ground floor level, with a rendered first floor finish to the front and rear elevations, with a tile-hung first floor side elevation..

The first floor rear extension would be constructed above an existing flat-roofed single storey extension which was erected following the granting of a Certificate of Lawfulness for a proposed development under reference 13/00616. The first floor element would extend to the full depth of the existing single storey element and for the full width, set below a double pitched roof. The sheer south-eastern flank elevation would align with the main existing flank elevation, while the extension would be set slightly stepped in from the north-western flank.

The extensions would not incorporate any flank windows.

Location

The application property is a two storey detached dwelling located on the south-western side of South Hill Road.

Comments from Local Residents

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

- o Loss of light to side windows at No. 77
- o Possible subsidence and access for maintenance
- o Impact on the street scene - cramped development
- o Lack of side space
- o Loss of light to and outlook from kitchen/side entrance/first floor bathroom window.

Comments from Consultees

There were no internal or external consultees for 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

Planning History

Ref. Number	Description	Status	Decision Date
PREAPP/11/01227	PRE-APPLICATION: proposed part one/two storey side and two storey rear extension	PREREP	11.08.2011
12/03770/FULL6 REF	Two storey side/rear extension and elevational alterations		30.01.2013
13/00616/PLUD CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT	Single storey rear extension	PPUD	03.04.2013
15/03193/FULL6 PDE	Two storey side extension and First floor rear extension.		

Planning permission was refused under reference 12/03770 for two storey side and rear extensions and elevational alterations to the dwelling, prior to the erection of the existing permitted development single storey rear extension.

Permission was refused on the ground that the proposal did not comply with the Council's requirement for a minimum 1m side space to be maintained to the flank boundary, in the absence of which the proposal was considered to constitute a cramped form of development which would have resulted in a lowering of the spatial standards to which the area is developed.

Conclusions

The main issues in the determination of the application are the impact of the proposals on the visual and residential amenities of the area.

The previous application for planning permission was refused on the basis that the proposals failed to comply with Policy H9 relating to the retention of 1m side space. This current application complies with the side space policy, and it is considered that the generally spacious character of the area would not be adversely affected, taking into account the generous separation between the group of dwellings within which the host is sited. The proposed extension would be sympathetic to the design and appearance of the host dwelling, and the dwellings in this immediate stretch of the street are of a variety of styles and appearances.

With regards to the impact of the proposal on the residential amenities of neighbouring properties, the proposed first floor extension would lie above the existing single storey extension at the rear and would be 3.85m deep. The property to the north of the dwelling is itself set approx. 2m from the boundary and the resultant separation between the host dwelling and No.81 would be more than 3m. The separation between the first floor extension and No. 77 would be more considerable, taking into account the orientation of the properties and the generous separation between the host dwelling and the boundary and No.77 and the boundary.

It is noted that No. 81 has ground floor flank windows and a door. However, these windows and door are obscure glazed, and while it is possible given the orientation of the dwellings that there will be some loss of daylight and sunlight to these windows if the development is implemented, it is not considered that the impact to the obscure-glazed windows in terms of light and prospect would be so adverse as to warrant the refusal of planning permission in this instance.

With regards to the amenities of the other neighbouring property, No. 77, it is considered that the first floor extension would be sufficiently separated from the boundary and the neighbouring dwelling as to limit its impact to a satisfactory degree. The proposed two storey side extension would be sited between the host dwelling and the flank elevation of No.77. While it would face towards the flank windows of No. 77, it would have a limited impact on the outlook and lighting to that property as a consequence of the total side separation. It should be noted that the previous refusal of planning permission for a two storey side extension found that

proposed development to be unacceptable as a consequence of the retention of insufficient side space, rather than on residential amenity grounds.

The proposed extension would not incorporate flank facing windows, and the proposal would be unlikely to lead to a loss of privacy to neighbouring properties, particularly since each neighbouring dwelling incorporates substantial single storey development adjacent to the boundary and to the rear of the position of the proposed first floor extension.

While the concerns expressed regarding the excavation works required to implement the development and future access requirements for maintenance purposes are noted, these issues are considered to fall outside of the planning considerations which can be taken into account in the determination of the application. The actual construction of the development and the excavation of foundations would be dealt with by building regulation legislation and the potential future access requirements would be a private legal matter.

Having had regard to the above it was considered 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.

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.

4 No windows or doors shall at any time be inserted in the flank elevations of the extensions hereby permitted, without the prior approval in writing of the Local Planning Authority.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the occupiers of neighbouring dwellings.