

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

Application No : 15/03378/FULL6

Ward:
Bickley

Address : 8 Wanstead Road Bromley BR1 3BL

OS Grid Ref: E: 541161 N: 169286

Applicant : Mr T Theodoru

Objections : YES

Description of Development:

Replacement garage to side

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 12
Smoke Control SCA 13

Proposal

The application proposes a single storey garage attached to the main dwelling. The garage would be 0.025m from the boundary with number 10 Wanstead Road. It would measure 4.885m in width, 7.36m in depth and have an eaves height of 2.4m, and a ridge height of 4.33m. The application also proposes 2 no. rooflights in the flank elevation of the proposed garage.

The application site hosts a two storey dwelling on the West side of Wanstead Road, Bromley.

Consultations

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

- o Concern for existing trees
- o Encroachment onto neighbouring property for construction purposes
- o Proximity to boundary will make the finish and maintenance of the side wall impossible to carry out without incursion to neighbouring property
- o Overbearing due to height

A highways engineer raised no objections.

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

Planning History

Under planning ref 15/01319 planning permission was refused for a replacement garage at the side.

Conclusions

Members may consider the main issues relating to the application to be 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 proposed scheme seeks to overcome a previous refusal with reference 15/01319. The depth of the garage has been reduced to overcome issues of dominance and overshadowing in relation to number 10 Wanstead Road. The forward projection remains the same, and is in line with the front bay window which reduces the impact that the proposal could have on the street scene. Accordingly it is considered that the reduced depth of the garage is acceptable.

The proposed scheme has also reduced the height of garage, and by doing so, has increased the width to keep an appropriate pitch in the roof, this reduction in height is a further step to reduce the impact of the development on number 10 Wanstead Road.

Materials that are proposed in this development are to match those of the existing host dwelling.

Comments from the resident at number 10 Wanstead Road have been considered and are material in the decision making process. It is noted that maintenance and construction of the proposal are not material planning considerations, reduction in height and length will make the proposal far less overbearing than the previous application which was refused.

Having had regard to the above, Members may consider 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.

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 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 appearance of the building and the visual amenities of the area.