

MINUTE ANNEX

APPENDIX 1

London Borough of Bromley Plans Sub-Committee 1 – 3 March 2016

ITEM 4.16 – (15/0566FULL6) 5 Novar Close, Orpington BR6 0XA

COMMENTS RECEIVED AT THE MEETING FROM SUB-COMMITTEE AND WARD MEMBER, COUNCILLOR DOUGLAS AULD.

Madam Chairman,

May I draw your attention to what I believe is an error at the top of page 137 of the report. In the first line the proposal is said to be a two storey side extension. It is I hope a single storey extension being proposed.

The application is in two parts, the side extension and a replacement garage. I believe the garage replacement to be acceptable but I have reservations concerning the side extension.

On the small map on page 141, the southern boundary line of the dwelling at 5 Novar Close, (towards the bottom of the application site) is depicted as it is today. It is stated several times in the report that the proposed extension will occupy all of the existing side space up to the boundary and additionally extend a further 3.6 metres into a strip of adjoining land which currently forms part of the garden of 9 Irene Road, shown at the bottom right of the map. Presumably the intention is to purchase this additional land. Thus part of the proposed extension will be clearly visible from the rear of 16 Sequoia Gardens shown on the map below and to the left of the application site.

Neither does the map depict the very sharp rise in ground levels from the rear of 16 Sequoia Gardens, up to the proposed extension. This would make the proposed single storey side extension the equivalent of a two storey extension if the properties were on the same level and taking into account the already referred to change in boundary to accommodate the proposed extension, the rear first floor bedroom windows of 16 Sequoia Gardens would be on a level if not slightly lower than those of the extension.

I accept there is room to the southern flank of 5 Novar Close to have a single storey side extension but not to the additional 7.6 metres width being proposed which represents a 72% increase in the width of the whole property. This would be

obstructive and reduce the fairly open aspect currently enjoyed by the occupier of 16 Sequoia Gardens.

In terms of width I believe this to be an overdevelopment of the property at 5 Novar Gardens leading to dominance over the dwelling at 16 Sequoia Gardens, resulting in loss of amenities to the occupier of that property in terms of being overlooked with accompanying loss of privacy and loss of vista to the occupier of that address.

I propose that the application be refused.

Thank you.
Councillor Douglas Auld