

SECTION '2' – Applications meriting special consideration

Application No : 16/01359/FULL6

Ward:
Bickley

Address : 38 Parkside Avenue Bickley Bromley
BR1 2EJ

OS Grid Ref: E: 542233 N: 168239

Applicant : Mr Robin Martin

Objections : YES

Description of Development:

Two storey part side extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 13
Smoke Control SCA 12

Proposal

Part one/two storey side extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 51

The application site comprises a modest end of terraced two storey dwelling situated on the southern side of Parkside Avenue. The row of three terraced dwellings are located at right angles to the main frontage in Parkside Avenue and face the eastern flank boundary of No.32. To the rear is a block of garages.

Planning permission is sought for a part one/two storey side extension. The dwelling currently benefits from a single storey side extension. It is intended to construct a first floor level above the existing extension and extend to the rear of the existing side extension at ground and first floor level. The extension to the rear of the existing side element would measure 4.6m in depth and 4.3m in width and would be in line with the rear elevation. The first floor element would measure 11m in depth and 4.3m in width spanning the entire depth of the dwelling on the western side. A side space of between 0.940m and 1008mm would be maintained. The extension would have a flat roof and a height of 6m in keeping with the host dwelling. One high level window is proposed in the side elevation which would be obscure glazed serving a bathroom.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received.

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
H9 Side space

Planning History

Under planning reference 86/03569 planning permission was granted for a front porch.

Under planning reference 15/05135 planning permission was refused for a part one/two storey side extension. The grounds of refusal were:

"The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two-storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene and contrary to Policy H9 of the Unitary Development Plan."

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.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

This application is an attempt to address the grounds of refusal of a previous application. The previous application sought permission for part one/two storey side extension with a 875mm side space to the boundary with the highway. This application has been submitted with plans which appear identical to the previously submitted plans with the side space shown as 1 metre.

Currently a solid brick wall runs the length of the side boundary of the host dwelling. The applicant was asked to verify his plans regarding how a 1m side space could be achieved. The applicant has suggested that the brick wall could be reduced to a single brick thick wall or close boarded fence.

Due to the discrepancies of the plans the case officer revisited the site and measured the distance between the boundary and the proposed side extension. The side space measured between 940mm to the pillar and 1008mm to the wall. The side extension proposed will be adjacent to the highway, therefore there would be no risk of terracing. Following discussions with the agent, the agent suggested in order to achieve a 1 metre side space the brick boundary wall could be replaced with timber fencing. However Members may consider that the retention of the brick wall as opposed to the proposed timber fence boundary treatment would be more preferable and may accept a reduced side space of 940mm in this instance.

Having had regard to all the above Members may consider that, on balance, the development in the manner proposed is acceptable in that it would not detract from the character of the street scene.

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 visual and residential amenities of the area.