

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

Application No : 16/04341/FULL1

Ward:
**Bromley Common And
Keston**

Address : 171 Southlands Road Bromley BR2 9QZ

OS Grid Ref: E: 541929 N: 168315

Applicant : Mr Bobby Moore

Objections : YES

Description of Development:

First floor rear extension PART RETROSPECTIVE

Key designations:

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

Proposal

This application is part retrospective and seeks to amend a previous proposal granted permission under ref. 15/03682/FULL6 to increase the height of the permitted first floor rear extension from 6.5m to a maximum height of 7.3m and to have two fully hipped pitched roofs whereas the previously approved proposal featured a gable element to the east flank. The development is otherwise the same as the previously approved scheme.

Location

The application site is a semi-detached property located on Southlands road, close to the junction with Baths Road.

Consultations

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

- o Objecting as height exceeds restriction
- o Infringes on right to light of No. 173
- o Claims by applicant of window status of No. 173 are untrue
- o Previous permission restricted height to 6.5m to alleviate loss of light
- o Loss of morning light
- o Windows sizes in drawings for neighbouring property are inaccurate as south and north windows are equal size
- o Bedroom is equally reliant on light from front and rear windows which are both relatively small
- o Adds to the already excessive bulk and mass
- o Photograph on file of rear of No. 173 before and after extension

Comments from Consultees

No comments were received.

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
H9 Side Space

The following Supplementary Planning Guidance are also considerations:

SPG1 General Design Principles
SPG2 Residential Design Guidance

London Plan 2015

7.4 Local Character
7.6 Architecture

National Planning Policy Framework 2012 (NPPF)

Planning History

This application site has been the subject of previous planning applications:

- o 01/01439/FULL1 - Two storey rear extension - Refused 20.06.2001
- o 01/02445/FULL1 - Single storey rear extension - Permitted 05.09.2001
- o 02/01384/FULL1 - Single storey rear extension - Permitted 05.06.2002
- o 07/04075/FULL6 - First floor rear extension - Permitted 21.12.2007
- o 14/01646/FULL6 - First floor rear extension - Refused 18.08.2014 with the following grounds of refusal:

'1 The proposed extension would be seriously detrimental to the prospect and amenities enjoyed by the occupants of No.173 by reason of loss of light, over-shadowing and visual impact, contrary to Policies H8 and BE1 of the Unitary Development Plan.'

- o 15/01158/FULL6 - First floor rear extension - Refused 12.06.2015 with the following grounds of refusal:

'1 The proposed extension would be seriously detrimental to the prospect and amenities enjoyed by the occupants of No.173 by reason of loss of light, over-shadowing and visual impact, contrary to Policy H8 and BE1 of the Unitary Development Plan. '

- o 15/03682/FULL6 - First floor rear extension - Permitted 16.11.2015

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.

Following a previous permission for a first floor rear extension (ref. 15/03683), the proposal has been constructed and is largely complete. However, it has been constructed with a higher roof than the approved plans, from a proposed height of 6.5m (ref. 15/03683) to a varied ridge height of between 6.8m and 7.3m which is significant. The extension will have the same depth (between 1.9m-4m) and eaves height (5m) as the previously permitted application (ref. 15/03683). These aspects of the proposal have previously been found to be acceptable and therefore the main consideration in this case will be the impact that the increase in height and alterations to the pitched roof design will have on the amenities of the neighbouring properties.

The previously granted scheme involved a gable element along the side of No. 173 and the hipped roof as constructed reduces the bulk of this part of the roof, which would mitigate any impact from the increase in ridge height. Furthermore, the highest part of the roof does not extend for the full depth of the extension given the hipped roof profile. Therefore, it is not considered that the proposal would have any significant additional impact in terms of loss of daylight and visual impact than the extension already permitted.

To the west, there is a separation of around 2.1m between properties and No. 169 has a two storey rear extension, however it is less substantial in depth. The increase in height would be slightly less to this side of the extension, at 7m. In view of the relationship with this neighbour, it is considered that the increase in height will not unduly affect the amenities of No. 169.

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 loss of amenity to local residents nor have a harmful impact on the character of the area.

RECOMMENDATION: PERMISSION

As amended by documents received on 09.11.2016

Subject to the following conditions:

- 1 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.

2 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.