

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

Application No : 17/02420/FULL6

Ward:
Bickley

Address : 6 Woodside Road Bickley Bromley BR1 2ES

OS Grid Ref: E: 542317 N: 167854

Applicant : Mrs Sara Salari

Objections : No

Description of Development:

Demolition of existing garage to form part one/ two storey side extension.

Key designations:

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

Proposal

The application proposes a part one/two storey side extension that would have the following dimensions:

On the ground floor it would have a total depth of 11m, a maximum width of 3.4m, a minimum width of 2m and would provide 1m side space to the front which reduces to 0.3m towards the rear due to the stepping in of the boundary.

On the first floor the dimensions would be the same however there is a bay window to the front to match the existing bay window to the West of the existing dwelling.

It would have an eaves height of 5.3m and a ridge height of 6.8m

The application site hosts a two storey semi-detached dwelling on the Northern side of Woodside Road, Bickley.

Consultations

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

Highways raised no objections.

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 Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that submission of the draft Local Plan to the Secretary of State will occur in the early part of 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 6 Residential Extensions
Draft Policy 8 Side Space
Draft Policy 37 General Design of Development

Supplementary Planning Guidance 1 General Design Guidance
Supplementary Planning Guidance 2 Residential Design Principles

The following London Plan Policies are relevant:

Policy 3.4 Optimising Housing Potential
Policy 5.3 Sustainable design and construction
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.6 Architecture

The National Planning Policy Framework is also a material planning consideration.
Chapter 7 - Requiring Good Design

Planning History:

84/03150/FUL; Two storey rear extension; Permitted

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.

Design and Bulk

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policy BE1 states that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. Policy H8 states that the design and layout of proposals for the alteration or enlargement of residential properties will be required to (i) the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area and (ii) space or gaps between buildings should be respected or maintained where these contribute to the character of the area.

The materials of the proposed extension are, in so far as practical matching to the existing property, as the extensions would be highly visible from both the front and side this is considered to be acceptable. The extensions would have a ridge height lower than that of the existing dwelling and this would help to make the extension appear subservient to the host dwelling.

Side Space

Policy H9 states that when considering applications for new residential development, including extensions, the council will require a minimum of 1 metre space from the side boundary of the site retained for the full height and length of the flank wall of the building.

The proposal allows for 1m side space to the front of the property but due to the way the boundary steps in this reduces to 0.3m to the rear, however the rear part would reduce in width by 1.4m and would therefore not be visible from the front.

In addition, the property currently adjoins to the rear gardens of properties on Southborough Road and as such there would be no opportunity for unrelated terracing in this location. Accordingly the application complies with the thrust of Policy H9.

Residential Amenity and Impact on Adjoining Properties

Policy BE1 (v) states that the development should respect the amenity of occupiers of neighbouring building and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing. This is supported within Policy 7.6 of the London Plan.

The nearest adjoining dwellings to the East of number 6 adjoin by their rear boundary and it is considered therefore that there would no impact on the nearest adjoining dwellings this side given the large separation distance.

The extension would not project past the existing front or rear building line and as such there would be no impact on the adjoining occupiers to the West of the site.

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 and appearance of the area.

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.

- 4** No windows or doors shall at any time be inserted in the flank elevation(s) of the side extension hereby permitted, without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.