

**Application No :** 17/02261/FULL1

**Ward:**  
**Bromley Town**

**Address :** 2A Shortlands Gardens Bromley BR2  
0EA

**OS Grid Ref:** E: 539450 N: 169444

**Applicant :** Mr Ian Coyne

**Objections :** YES

**Description of Development:**

The construction of a single-storey side/rear extension

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 3

**Proposal**

Planning permission is sought for a single-storey side/rear extension.

The extension would effectively infill an area to the side /rear of the existing property, built up to the rear wall of No.4 Ravens Gate mews and a small section of the rear wall of No. 5 Ravens Gate Mews.

The extension would be set back from the front wall of the house by 6.2m and would project a depth of 5.27m. There would be a decking area beyond this which would be 2m in depth. The extension would have a maximum height of 2.87m to the eastern elevation ( closest to the existing property) and a minimum height of 2.4m on th western elevation, closest to No. 4 Ravens Gate Mews

**Location**

Ground floor flat of a two storey end of terrace property, located in the south west corner of Shortlands Gardens.

The site is not located within a conservation area and is not listed.

**Consultations**

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

- Will potential obstruct/restrict access to the rear of properties 3, 4 and 5 Ravens Gate Mews. The access is required for maintenance reasons, guttering, down pipes and general up keep
- The strip of land running between Ravens Gate Mews and Shortlands Gardens appears in plans dated 2007 - 2008 as an access path for other properties in Shortlands Gardens, part of a pathway that ran along the back of the gardens, and is a possible means of escape in case of fire. We are not certain when this residents access path has been incorporated into 2A Shortlands Gardens but building an extension that totally blocks this originally designed pathway is against the original neighbourhood design as laid up by town planners.
- Loss of light to the living spaces of properties in Ravens Gate mews
- Loss of light to bedroom which is situated at the rear and is the only natural source of light to bedroom through two velux windows

Environment Agency - Do not provide bespoke comments on this application but ask to refer to flood risk standing advice when making a decision.

## **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

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 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 37 General Design of Development

No relevant planning history

## **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.

Impact upon character and appearance of the existing property and wiser street scene.

Policy H8 states the design and layout of proposals for the alteration or enlargement of residential properties should have a scale and form that respects or

compliments the host dwelling and be compatible with development in the surrounding area.

The subject site is located in the southern corner of Shortlands Gardens. The proposed extension would be located to the rear of the property and would be set back from the front wall of the house by approximately 6.5m, thereby having no detrimental impact upon the character and appearance of the street scene.

The proposed extension is of a relatively modest size that would relate well to the existing form and design of the original house and the overall scale, mass and design would respect the host dwelling and the character of the wider streetscene.

This element of the proposal would therefore comply with Policies H8, H9 and BE1 of the UDP.

#### Impact upon neighbouring amenity

There are 6 high level obscure glazed windows located on the boundary serving the rear of properties in Ravens Gate Mews. Four of these windows, where the extension would be located on the boundary, serve the kitchen/dining area of NO.4 Ravens Gate Mews. Whilst it is acknowledged that these are the only windows serving the rear of the property at ground floor level, the proposed extension would be set below the windows, thereby not affecting daylight and sunlight. Furthermore, given these windows are obscure glazed and high level in any case, it is not considered that the extension would affect the outlook to this property

The extension is not considered to affect the amenities of the other properties in Ravens Gate Mews.

#### Other issues

In regards to the issues raised by objectors, relating to access and ownership of the land, this is civil matter between parties and not a planning consideration. The applicant has confirmed that Ravens Gate Mews is built up to the party wall and as such the extension will be solely on the subject site but joined at the party wall. Party walls area again not a planning consideration. The applicant has also confirmed that he owns the whole garden area and there are no rights of access for any neighbour. This is not for the Council to dispute in the consideration of this planning application.

Further, whilst it is acknowledged that there is a downpipe and boiler flues that are located on the rear wall of Ravens gate Mews, the Council cannot enter into a dispute over boundaries and ownership. Both these issues are private matters between parties and is not a material planning consideration

Having regard to the proposed extension, Members are asked to consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents or the character and appearance of the existing building or wider area.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 17/02261/FULL1 outlined 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 visual and residential amenities of the area.**