

SECTION '2' – Applications meriting special consideration

**Application No :** 10/02784/FULL6

**Ward:**  
**Bromley Common And  
Keston**

**Address :** 8 Langham Close Bromley BR2 8QU

**OS Grid Ref:** E: 542239 N: 165945

**Applicant :** Mr Wilson

**Objections :** YES

**Description of Development:**

Single storey side extension for garage

Key designations:

Tree Preservation Order

**Proposal**

Planning permission is sought for a single storey garage extension to the detached property that was granted under ref. 09/02222. From visiting the site it is evident that the permitted house is nearing completion. The garage will be located to the southern boundary of the site and will be inline with the rear building line of the house.

This application follows an application which was recently refused for a garage at the property (ref. 10/01334). The position of the garage has now been changed to bring the extension inline to the rear of the house and therefore further forward.

**Location**

The application site is situated on the north-western side of Gravel Road to the rear of No.22 Gravel Road. The surrounding area is residential, with the area to the west of the site forming part of Bromley, Hayes and Keston Common Conservation Area.

There is a line of 4 sycamores on this boundary of this plot with the rear garden of No.6 Weald Close.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and comments received are summarised as follows:

- similar to application refused under ref.10/01334
- still consider to be cramped and overdevelopment
- by moving garage will have greater impact on tree roots
- trees provide screening from development
- previous appeal notice states that this section of land should not be developed

### **Comments from Consultees**

No objections were raised from the Council's Highways division.

### **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  
H7 Housing Density and Design  
NE7 Development and Trees

### **Planning History**

There is a long planning history at this site which can be summarised as follows:

- 10/01350- permission was refused for 2 detached two storey five bedroom dwelling with integral and detached garage and access road at land at Langham Close
- 10/01334- Revisions to detached house at plot 8 of permission ref. 09/02222 to include single storey side extension for garage was refused at Plans-Sub Committee for the following reasons:

“The garage, in the location proposed, would result in a cramped overdevelopment of the site, detrimental to the visual amenities, character and sense of spaciousness of the area, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.”

- 09/03390- permission was granted for revisions to detached house at plot 8 of permission ref. 09/02222 to include amended design and layout to provide additional bedroom at first floor and widening of access road
- 09/0222- permission granted for 1 detached houses and revisions to plot 3 of ref. 08/00264

- 09/01303- an appeal was dismissed for 5 detached houses (bringing the total up to 8 dwellings at the site)
- 08/00264- appeal was allowed for 3 houses (bringing the total to 5)
- 07/02420- permission granted for 4 detached houses (amendment to 06/04235)
- 06/04235- permission granted for 4 houses
- 06/02502- appeal allowed for 5 detached houses
- 06/00619- appeal dismissed for 6 detached houses

## 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.

Permission was recently refused for a similar scheme which also proposed to erect a garage along the southern side of the permitted house. It was considered that the garage would result in a cramped overdevelopment of the site which would be detrimental to the visual amenities, character and sense of spaciousness of the area. The current application seeks permission for a garage of the same size as previously refused but relocated further towards the front of the property and Members should consider whether the changes proposed sufficiently address the concerns outlined under ref. 10/01334.

In addition to the previous concerns regarding the visual character of the area, there are concerns raised regarding the proximity of the proposed garage to 4 existing sycamore trees. The relocation of the garage further forward is likely to result in the loss of the trees along the southern boundary which may not be considered acceptable given that these trees provide screening to the properties in Weald Close. However, it is advised that these trees would not be suitable for a Tree Preservation Order given their proximity to the new dwelling and that they do not offer great amenity value to the wider area.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02784 excluding exempt information.

## RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- |   |                 |  |
|---|-----------------|--|
| 0 | D00002          | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years                             |
| 2 | ACC04<br>ACC04R | Matching materials<br>Reason C04   |

3 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

H8 Residential Extensions

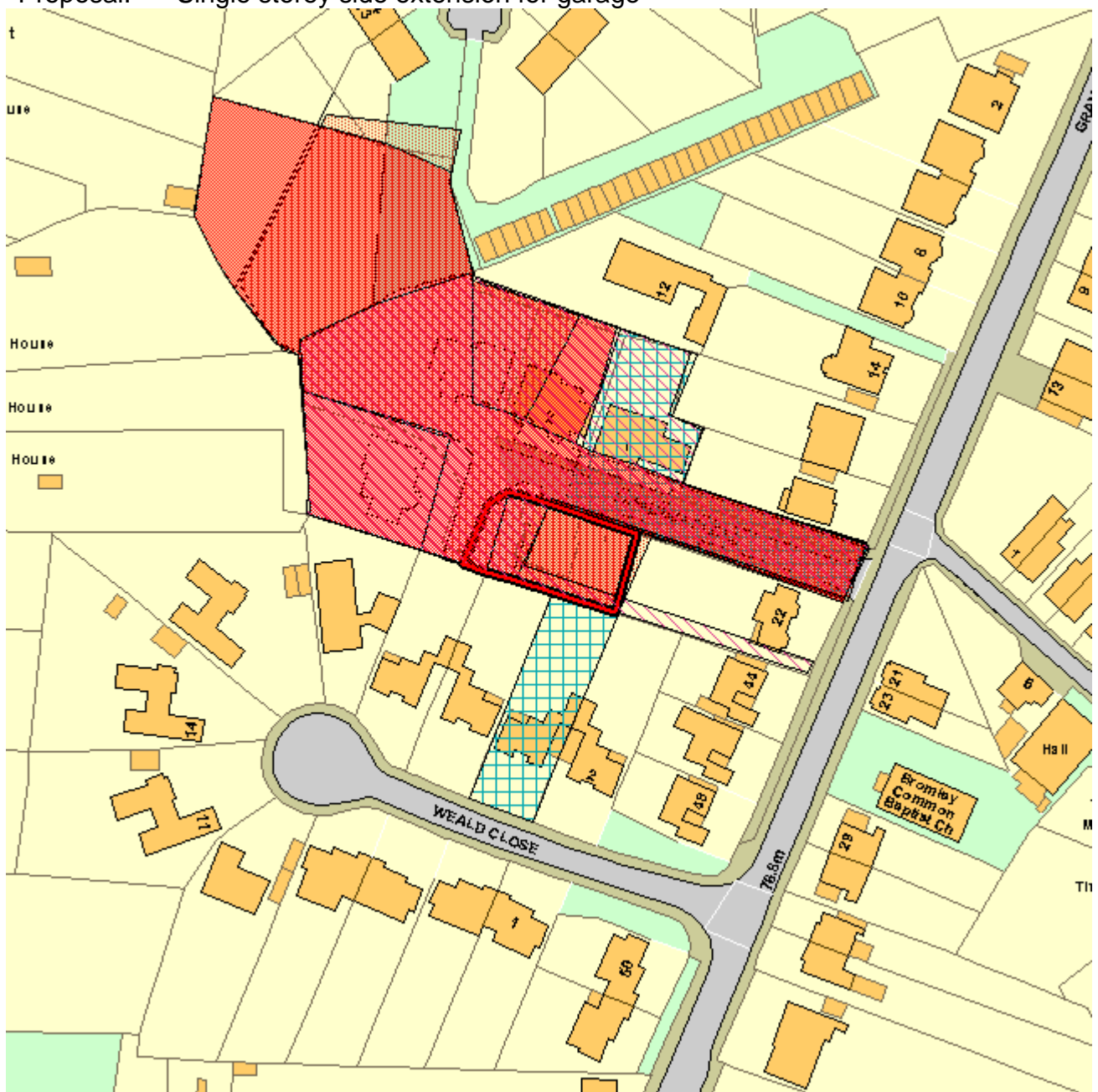
H7 Housing Density and Design

NE7 Development and Trees

D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The garage, in the location proposed, would result in a cramped overdevelopment of the site, detrimental to the visual amenities, character and sense of spaciousness of the area, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

Reference: 10/02784/FULL6  
Address: Land At Langham Close Bromley  
Proposal: Single storey side extension for garage



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