

SECTION '2' – Applications meriting special consideration

**Application No :** 10/02641/FULL6

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

**Address :** Kent House Keston Avenue Keston BR2  
6BH

**OS Grid Ref:** E: 541429 N: 164389

**Applicant :** Mr M Jones

**Objections : NO**

**Description of Development:**

First floor front extension and roof alterations to incorporate front dormer

Key designations:

Areas of Archeological Significance  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Proposal**

The proposal is for a first floor front extension over the existing single storey garage. It is furthermore proposed to incorporate a front dormer with roof alterations.

**Location**

- The application site is a two storey, asymmetrically designed detached dwelling incorporating a large two storey gable to one side and a single storey forward-projecting garage to the other side.
- The surrounding area comprises large detached and semi-detached houses of varying architectural styles and designs, set on spacious plots.

**Comments from Local Residents**

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

**Comments from Consultees**

None.

## **Planning Considerations**

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, safeguard the amenities of neighbouring properties and preserve and enhance the character and appearance of the area.

This case has been presented to Committee on the basis that similar schemes have been refused previously under refs. 09/01654/FULL6, 09/03075/FULL6 and recently ref. 10/00583.

## **Planning History**

Application ref. 09/01654 for a first floor front extension and roof alterations to incorporate front dormer was refused in August 2009.

Application ref. 09/03075 for a first floor front extension and roof alterations to incorporate front dormer was refused in December 2009. A subsequent appeal was dismissed by decision notice dated 22nd April 2010.

Application ref. 10/00583 for a first floor front extension and roof alterations to incorporate front dormer was refused in May 2010.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character and appearance of the host dwelling, the impact it would have on the character of the area and the effect that it would have on the amenities of the occupants of surrounding residential properties. Furthermore, the issues raised in previous applications including the Inspector's comments for application ref. 09/03075, are also material considerations in determining this application and it needs to be determined whether these concerns have been satisfactorily addressed in the current proposed scheme.

Following the refusal of the previous applications, the applicant has amended the proposal by reducing the forward projection of the first floor front extension to create a large catslide roof with dormer window. It is noted that the current proposal is fairly similar to that refused under ref. 10/00583 with a proportion of the gable end omitted however replaced by a dormer window. In terms of the impact on the appearance on the host dwelling, the bulk of the proposed front extension would still appear to dominate the front elevation and is considered that the proposal would be inconsistent to Policy H8 of the UDP which requires that "the scale, form and materials of construction should respect or complement those of the host dwelling".

The Inspector commented in his appeal decision dated 22nd April 2010 that "the dwelling retains a somewhat traditional cottage character and form including tall chimneys and a front cat slide roof, notwithstanding a front garage projection. The

bulk of the proposed front extension would dominate the elevation. This would be the case, even though the proposed front gable elevation would be similar to that which currently exists on the opposite side of the dwelling and that it would be set in from the boundary of the property. The scale of the proposal would thus not respect the host dwelling in conflict with UDP Policy H8. The proposal would also include the replacement of the cat slide roof with a dormer and the removal of some of the front facing roof slope and the length of the chimney. This would result in the loss of some of the character of the dwelling and adds weight to my opinion on the unacceptability of the proposal."

In terms of the impact of the development on the character of the area as a whole, although the houses in this road are all of varying architectural styles and designs, the adjoining dwelling at Redmays retains a similar character to that of the application property, and the two dwellings combine to influence the character of this section of Keston Avenue. It is considered that the proposal has not fully overcome the concerns in the previously refused application or the concerns expressed in the appeal decision. It is considered that the proposal would result in the loss of some of the character of this pair of dwellings and would therefore be contrary to Policy H8 of the UDP which requires that "the scale, form and materials of construction should; be compatible with development in the surrounding area" (Para i).

In conclusion, having had regard to the above, it may be viewed that the impact on the neighbours may be acceptable however; the development would appear to result in harm to the character of the surrounding area.

However, members will need to consider whether the development has sufficiently overcome the previous concerns or still injure the character and appearance of the host dwelling and result in the loss of some of the character of the surrounding area.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/01654, 09/03075, 10/00583 and 10/02641, 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
- H9 Side Space

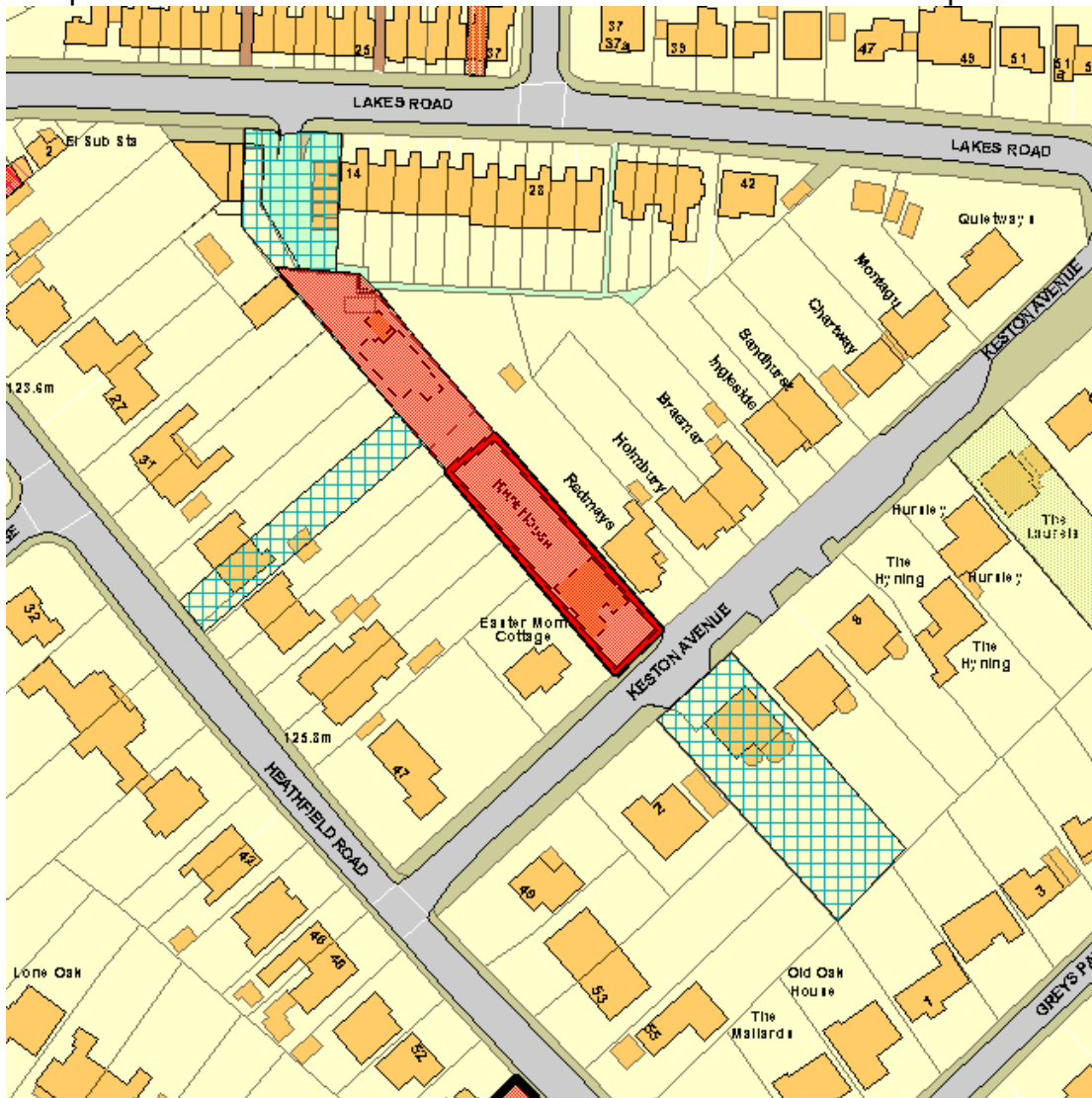
D00003      If Members are minded to refuse planning permission the following grounds are suggested:

- 1      The proposal by reason of the proposed first floor front extension and roof alterations would have a harmful effect on the character and appearance of the host dwelling and the surrounding area, contrary to Policy H8 of the Unitary Development Plan.

Reference: 10/02641/FULL6

Address: Kent House Keston Avenue Keston BR2 6BH

Proposal: First floor front extension and roof alterations to incorporate front dormer



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Bromley. Lic. No: 100017661