

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/02840/FULL6

**Ward:
Bromley Common And
Keston**

Address : 97 Gravel Road Bromley BR2 8PW

OS Grid Ref: E: 542183 N: 165603

Applicant : Mr Peter Davenport

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

Conservation Area: Near by
Adj Area of Special Res. Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads
Urban Open Space

Proposal

The proposal seeks permission for a single storey rear extension which would measure at 3.5m deep x 5.7m wide with a flat roof measuring at 3m high. This is a resubmission with the previous refused application showing a single storey rear extension which measured at 3.5m deep 5.7m wide with a sloping roof measuring at 3.5m high.

Location

- The site is located to the south east of Gravel Road.
- 97 Gravel Road is a semi-detached two-storey dwelling.

Comments from Local Residents

Five nearby owners/occupiers were notified of the application. No objections/representations have been received.

Comments from Consultees

None.

Planning Considerations

Policies BE1 and H8 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 a similar scheme under 10/02090 was refused.

Planning History

Application ref. 10/10/02090 for a single storey rear extension was refused in September 2010.

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.

This proposal is similar to that refused under ref. 10/02090. The difference in this instance is that height of the extension has been reduced by 0.5m and now includes a flat roof. Application ref. 10/02090 was refused for the following reason:

The proposed extension, by reason of its bulk, height and rearward projection, would be seriously detrimental to the amenities of No. 95 Gravel Road, due to loss of light and prospect, contrary to Policy BE1 of the Unitary Development Plan.

There is no rear extension at neighbouring property at No. 95 Gravel Road. No. 99 Gravel Road has a single storey rear extension measuring at approximately 3.5m deep. Single storey extensions to semi-detached properties measuring at 3.5m deep might be considered acceptable although each case is assessed on its own merits. The current proposal deleted the part sloping/part flat roof and is proposed with only a flat roof measuring at 0.5m lower. It is considered that this would omit the previously proposed bulky appearance. It is considered that it would appear more subservient to the host dwelling and lessening impact on the adjacent property.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/02090 and 10/02840, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
H8 Residential Extensions

The development is considered to be satisfactory in relation to the following:

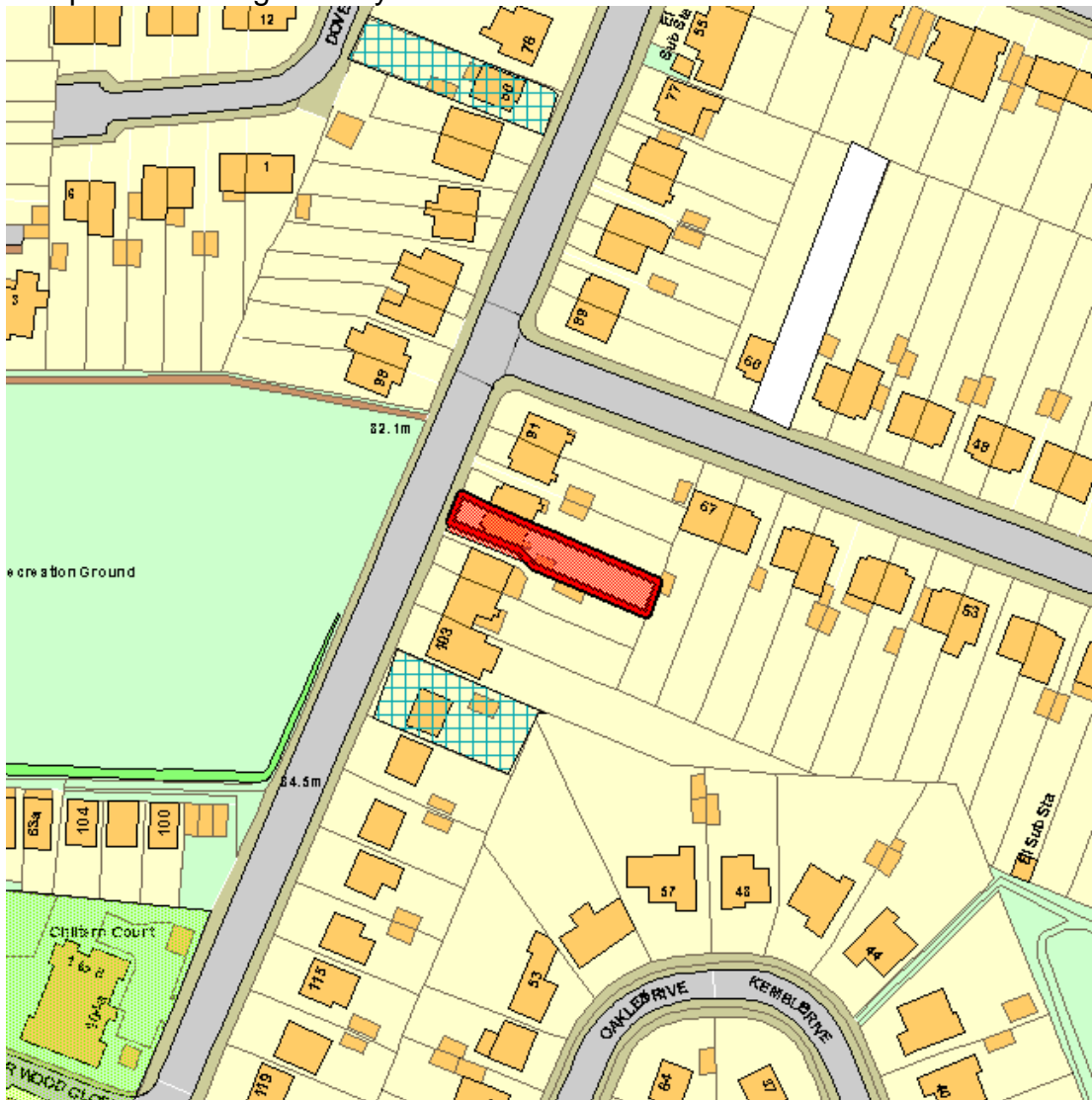
- (a) the relationship of the development to adjacent properties
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

INFORMATIVE(S)

- | | | |
|---|-------|------------------------------|
| 1 | RDI21 | Seek Building Control advice |
|---|-------|------------------------------|

Reference: 10/02840/FULL6
Address: 97 Gravel Road Bromley BR2 8PW
Proposal: Single storey rear extension



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