

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

Application No : 10/02849/FULL6

**Ward:
Copers Cope**

**Address : 16 Scotts Lane Shortlands Bromley BR2
0LH**

OS Grid Ref: E: 538705 N: 169291

Applicant : Mr F Beechinor

Objections : YES

Description of Development:

Two storey front/side extension, resiting of existing shed, creation of new driveway including hardstanding and 3 additional car parking spaces. Erection of new detached garage

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Tree Preservation Order

Proposal

The proposal seeks permission for a:

- Two storey side extension that would measure at 7.2m deep x 9.1m wide with a flat roof measuring at 6.8m high at highest point;
- Part two storey/single storey front extension that would measure at 10.9m deep x 8.75m wide with a pitch roof (two-storey) measuring at 7.5m high and a flat roof (single storey) measuring at 3.3m high;
- Single storey side extension that would measure at 4.5m wide x 12.5m deep with a flat roof measuring at 3.35m high; and
- A detached garage that would measure at 7.7m wide x 5.8m deep with a pitch roof measuring at 4.3m high.

Location

- The site is located to the northern part of Scotts Lane.

- It is a split level type bungalow with garage and utility at low level.

Consultations

Fifteen nearby owners/occupiers were notified of the application and 7 representations/objections were received, which could be summarised as follow:

- extensions to be closer to Oakway than dismissed appeal proposal and likely to be equally intrusive to neighbouring properties,
- proposal likely to overlook adjacent properties in Oakway and inconsistent with Policy BE1 (v),
- concern is expressed over the red dotted line extending into the curtilage of No.2 and the next two properties in Oakway,
- planning conditions should be imposed to protect the trees and landscaping especially during construction,
- potential for overlooking to 2 Lancaster Close due to front extension constructed mainly out of glass panels.
- overlooking of 2 Oak Way due to two-storey extension proposed
- unclear as to full impact on 2, 4 and 6 Oakway,
- property already been extended by too much and would appear inappropriate and out of character

Comments from Consultees

From a Highways point of view no objections are raised subject to conditions being imposed.

In terms of the trees on site it is commented that no significant trees would be affected by this proposal subject to conditions being imposed

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.

Planning History

Application ref. 05/02239 for the demolition of 2 Oakway and 16 Scotts Lane and erection of 8 four bedroom detached houses with integral/attached garages with estate road was withdrawn.

Application ref. 05/04349 for the demolition of 2 Oakway and 16 Scotts Lane and erection of 6 four bedroom detached houses with 1 car parking space at plot 1 and integral/attached garages at plots 2-6 with Estate Road was refused in January 2006. Appeal dismissed in April 2007.

Application ref. 06/02411 for the demolition of 2 Oakway and 16 Scotts Lane and erection of 5 four bedroom detached houses with 1 car parking space at plot 1 and

integral/attached garages at plots 2-5 with Estate Road was refused in August 2006. A subsequent appeal was dismissed in April 2007.

Application ref. 10/00451 for a single storey side extension was granted in April 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.

Paragraph 4.44 of Policy H8 states that "The Council will normally expect the design of residential extensions to blend with the style and materials of the main building. Where possible, the extension should incorporate a pitched roof and include a sympathetic roof design and materials. In particular, flat-roofed side extensions of two or more storeys to dwellings of traditional roof design will normally be resisted unless the extension is well set back from the building line and is unobtrusive."

In terms of the impact on the character of the area, the proposal would involve an extension to the existing dwelling in terms of a two-storey & single storey side extension and part two-storey/single storey front extensions. The surrounding area is characterised by detached dwellings with a variety of designs. The application site is not visible from the highway. Extensions to enlarge a property could be considered acceptable in principle; however it is important that the scale and design should complement, protect and enhance the character of the area. This proposed two-storey front and side extensions would consist of pitched roof and flat roofed elements similar in height to that of the existing dwelling. Although the design would be very modern to this bungalow dwelling, it is nevertheless considered to be appropriate due to the slope of the site and would not adversely affect the main dwelling.

Policy H9 states that "for proposals of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building." The proposed extensions would appear to comply with the requirements of Policy H9 and is considered consistent with the requirements of Policies H8 and BE1 of the UDP in terms of scale and design.

Due to the sloping of the site and location of the extensions away from neighbouring properties, it is considered that the proposed extensions would not adversely affect the amenities of any nearby neighbouring properties.

Given the location of the proposed detached garage, it is considered that in terms of location, design and size, it would not adversely affect the character of the existing or surrounding area or have a detrimental impact on the amenities of neighbouring properties.

Having had regard to the above it was considered that the siting, size and design of the proposed extensions and detached garage are acceptable in that it would

not result in a significant loss of amenity to local residents or impact detrimentally on the character of the area and a judgement needs to be made as to whether the impact is unduly harmful. Members will need to take account of the plans for the extensions and detached garage that have been submitted and the comments received during the consultation process.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00451 and 10/02849, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACB01 Trees to be retained during building op.
 ACB01R Reason B01
- 4 ACB02 Trees - protective fencing
 ACB02R Reason B02
- 5 ACB03 Trees - no bonfires
 ACB03R Reason B03
- 6 ACB04 Trees - no trenches, pipelines or drains
 ACB04R Reason B04
- 7 ACB19 Trees - App'ment of Arboricultural Super
 ACB19R Reason B19
- 8 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 9 ACH32 Highway Drainage
 ADH32R Reason H32
- 10 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in any elevation(s) of the extensions hereby permitted, without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the residential amenities of the area.

- 11 The detached garage hereby permitted shall only be used for purposes incidental to the residential use of the main house and for no other purpose.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the residential amenities of the area.

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

H9 Side Space

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.

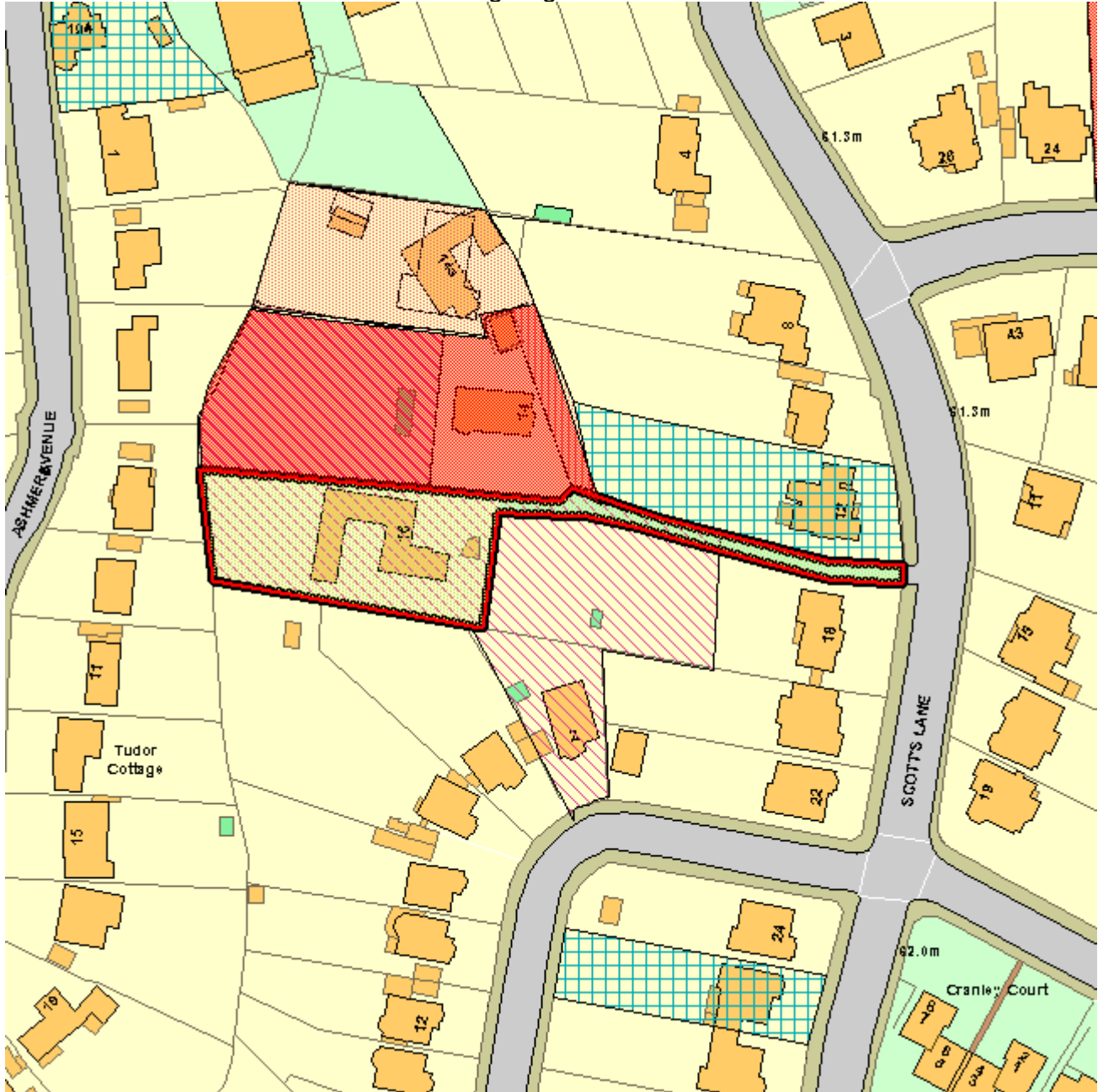
INFORMATIVE(S)

1 RD121 Seek Building Control advice

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