

SECTION '2' – Applications meriting special consideration

**Application No :** 10/03283/FULL6

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

**Address :** 3A Union Road Bromley BR2 9SB

**OS Grid Ref:** E: 541921 N: 167857

**Applicant :** Ms N Craker

**Objections :** YES

**Description of Development:**

Single storey attached garages to 3A and 3B Union Rd

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

**Proposal**

The proposal is to extend the properties to the sides by single storey garages. The proposed garages would measure at 5.9m deep x 3m wide with sloping roofs which would measure at 3.5m high at highest point.

**Location**

- The application site is located on the south-western side of Union Road.
- 3 A & 3B Union Road are located in a residential area, with the immediate area along Pope Road and Union Road being characterised by two storey terraced properties and Brooklyn Road characterised predominantly by two storey semi-detached properties.

**Comments from Local Residents**

Thirty five nearby owners/occupiers were notified of the application and 2 objections have been received:

- misleading streetscene relating to previous application;
- garages would increase the width of the building unacceptably leading to a cramped appearance and overdevelopment;

- the garages could only be built by reducing the garden area of the properties;
- development already example of garden grab;
- garages are higher than one storey and will affect the outlook of properties in Pope Road;
- lead to even more inadequate parking on Union Road; and
- would appear out of character with surrounding area and landscape.

### **Comments from Consultees**

From a Highways point of view the visibility from the site is adequate for the location. No objections subject to conditions.

### **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.

### **Planning History**

Application ref. 02/01739 for 2 semi-detached dwellings each with attached garage and access to Union Road (R/o 66, 68, 70 and 72 Pope Road) was refused in October 2002. An appeal was allowed in November 2003.

Application ref.. 07/02136 for 4 three storey three bedroom terraced houses with integral garages and access from Union Road and land to the rear of Nos. 66/68/70 and 72 Pope Road and adjacent to No 3 Union Road was refused in August 2007.

Application ref.. 08/00912 for 3 two storey three bedroom terraced houses with accommodation in roofspace and integral garages fronting Union Road (land adjacent to No 3 Union Road and rear of 66-72 Pope Road) was refused in June 2008. A subsequent appeal was dismissed in February 2009.

Application ref. 09/00983 for 2 semi-detached three bedroom houses with car parking space and access to Union Road (rear of 66, 68, 70 and 72 Pope Road) was granted in December 2009.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area and the impact on the amenities of the occupants of surrounding residential properties.

In terms of the impact on the character of the area, the proposals would be located at the side of the properties and would be visible from the highway. Members will be aware of the history of the site especially in terms of approved planning permission ref. 09/00983. Condition 16 of this permission stated:

A detailed survey of the site shall be carried out in order to show the precise positioning of the proposed dwellings, and shall be submitted to the Council for approval before development commences. Development shall be carried out in accordance with the approved plans.

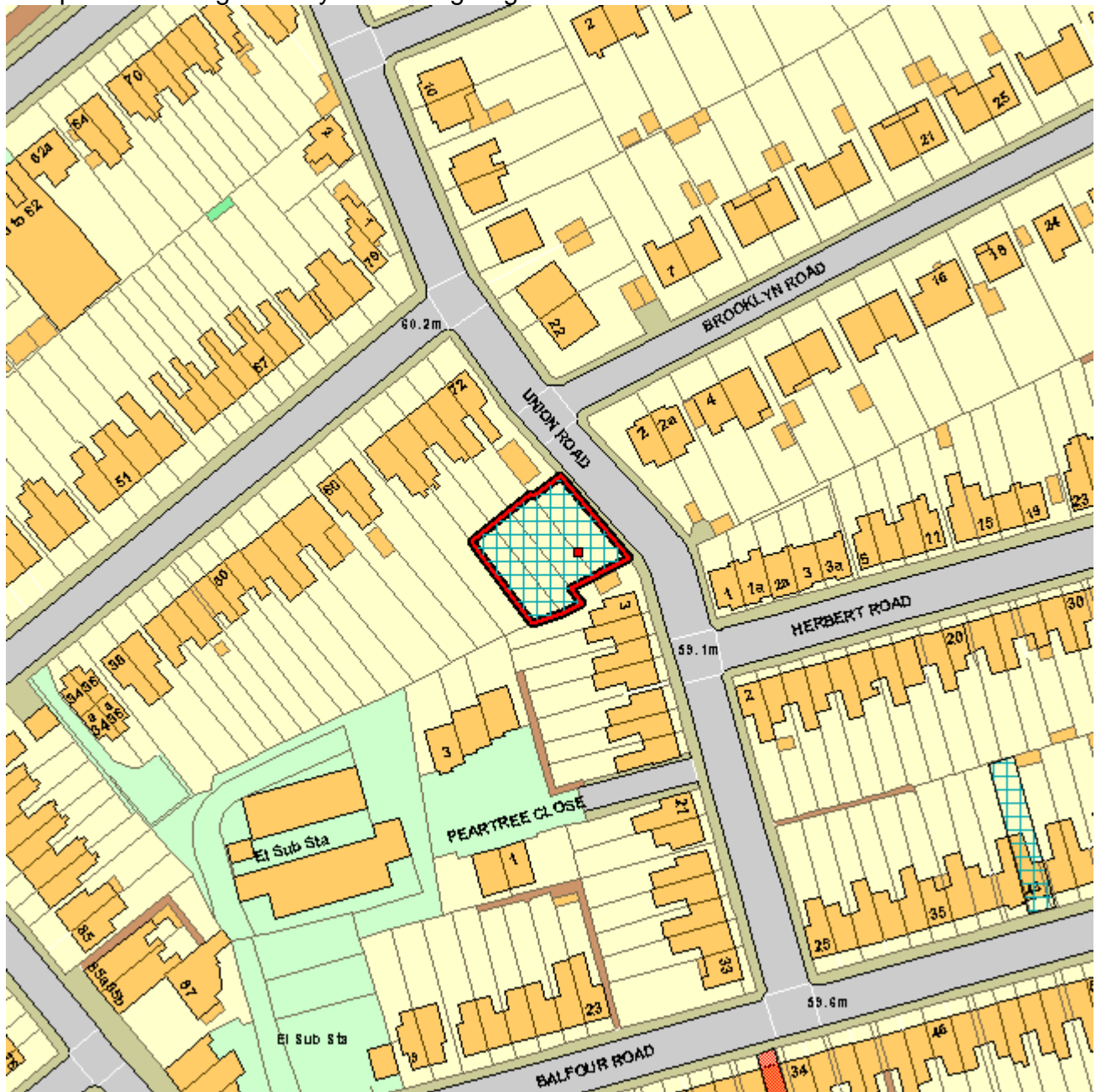
A detailed survey was submitted to comply with condition 16 however; the Council was not satisfied with the initial survey. Following a suitable survey afterwards this condition was subsequently discharged. The current proposal results in additional works to that already approved. Having said this it does not mean that the applicant cannot submit further applications to be considered as part of the planning process. It is clear that there will be an impact on these properties as a result of this proposal and a judgement needs to be made about whether the impact is unduly harmful. Accordingly, Members will need to take account of the plans that have been submitted for this site and the comments made by residents during the consultation period.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/02136, 08/00912, 09/00983 and 10/03283, 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  | Commencement of development within 3 yrs   |
|   | ACA01R | A01 Reason 3 years   |
| 2 | ACC07  | Materials as set out in application  |
|   | ACC07R | Reason C07   |
| 3 | ACI08  | Private vehicles only  |
|   | ACI08R | Reason I08   |
| 4 | ACH04  | Size of parking bays/garages   |
|   | ACH04R | Reason H04   |
| 5 | ACH09  | Restriction on height to front and flank   |
|   | ACH09R | Reason H09   |
| 6 | ACH32  | Highway Drainage   |
|   | ADH32R | Reason H32   |
| 7 | AJ01B  | Justification GENERIC reason FULL6 apps  |
|   | D00003 | If Members are minded to refuse planning permission the following grounds are suggested:   |
| 1 |        | The proposal would result in a cramped overdevelopment of the site, out of character with the surrounding area, and detrimental to the amenities of neighbouring properties by reason of loss of privacy and outlook, thereby contrary to Policies H7 and BE1 of the Unitary Development Plan. |

Reference: 10/03283/FULL6  
Address: 3A Union Road Bromley BR2 9SB  
Proposal: Single storey attached garages to 3A and 3B Union Rd



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