

SECTION '2' – Applications meriting special consideration

**Application No :** 10/03414/FULL6

**Ward:**  
**Plaistow And Sundridge**

**Address :** 13 Park Grove Bromley BR1 3HR

**OS Grid Ref:** E: 540809 N: 169752

**Applicant :** Mr P Cooke

**Objections :** YES

**Description of Development:**

Part one/two storey side/rear extension

Key designations:

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

**Proposal**

Planning permission is sought for the following proposal:

- a part one/ two storey side/rear extension
- the side element would infill the void left by the 'L-shaped' rear building line, and would measure as wide as the main building.
- a 1.85m side space would be retained between the extension and the flank boundary of the site.
- the single storey extension would project past the rearmost building line of the existing building by 4m
- the first floor extension would project past the rearmost building by 1.9m.

**Location**

- The application site is a detached dwelling with an L-shaped rear building line.
- The surrounding area is characterised by detached and semi-detached dwellings of varying styles.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- all the family needs could be incorporated within the ground floor extension
- two storey extension will impact on No. 15- loss of sunlight
- applicants should consider a single storey extension

### **Comments from Consultees**

There were no internal or external consultations made regarding this application.

### **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 and safeguard the amenities of neighbouring properties, the spatial characteristics of the area and the visual amenities of the area.

### **Planning History**

Mostly recently, planning permission was refused under ref. 10/01178 for a part one/two storey side/rear extension for the following reasons:

The proposed extension, by reason of its height, rearward projection and proximity to the flank boundary of the site, would give rise to an unacceptable loss of amenity to the adjoining residents, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

Planning permission was also refused under ref. 09/02685 for a two storey side/rear extension for the same reason as above.

### **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.

The current application seeks to address the previous grounds of refusal for the extensions sought under refs. 10/01178 and ref.09/02685. The current proposal shows a reduction in the rearward projection of the proposed first floor element of approximately 0.6m (when measured from the rearmost wall), with the ground floor extension remaining as previously proposed. The overall height of the extension has also been reduced by approximately 0.45m (when scaled from the drawings supplied). In terms of the previous grounds of refusal, the applicant has reduced the height and rearward projection of the extension, although the proposal still maintains the same separation distance (1.8m) to the flank boundary. Members will need to consider whether these changes sufficiently overcome the previous concerns.

The main impact would be on the occupiers of No.15 to the north of the site. There are several windows in this property which may be affected by the proposed extension, mainly the ground floor flank window, the ground floor rear window serving the dining room and the first floor side and rear windows. The proposed extension will undoubtedly have some impact on the adjoining neighbours at No.15 due to the orientation of the properties, however, Members will need to carefully consider whether the impact is significant enough to warrant a refusal of permission in this case.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/03414, 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 | ACC04  | Matching materials   |                      |
|   | ACC04R | Reason C04   |                      |
| 3 | ACI11  | Obscure glaz'g/details of opening (1 in)   | at first floor level |
|   | ACI11R | Reason I11 (1 insert)  | BE1                  |
| 4 | ACI17  | No additional windows (2 inserts)  | flank extension      |
|   | ACI17R | I17 reason (1 insert)  | BE1                  |
| 5 | AJ02B  | Justification UNIQUE reason OTHER apps   |                      |

#### Policies (UDP)

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space

### INFORMATIVE(S)

- |   |   |  |  |
|---|---|--|--|
| 1 | RD130   | Obscure Glazing  |  |
|   | D00003  | If Members are minded to refuse planning permission the following grounds are suggested: |  |
| 1 | The proposed extension, by reason of its height, rearward projection and proximity to the flank boundary of the site, would give rise to an unacceptable loss of amenity to the adjoining residents, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan. |  |  |

Reference: 10/03414/FULL6  
Address: 13 Park Grove Bromley BR1 3HR  
Proposal: Part one/two storey side/rear extension



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