

SECTION '2' – Applications meriting special consideration

Application No : 11/00279/FULL6

Ward:
Bickley

Address : Oakend 16A Page Heath Lane Bickley
Bromley BR1 2DS

OS Grid Ref: E: 542032 N: 168824

Applicant : Mr S Heaton

Objections : YES

Description of Development:

First floor rear extension and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Distributor Roads
Tree Preservation Order

Proposal

- The proposed extension will be sited above the existing single storey rear extension at the property. The roof will be flat with a height of 5.6m.
- The rear projection of the extension will be 5.1m and the width 4.2m. A side space of 1.45m will be retained to the flank boundary.
- The proposed elevational alterations include a front facing window to the existing first floor side section of the dwelling.

Location

The application site lies on the south side of Page Heath Lane and comprises an end of terrace two storey family dwelling with spacious front and rear gardens. The wider area is typically characterised by a mix of residential properties. To the east, Waylands is sited further back on its plot. Oakend currently possesses a single storey rear extension.

Comments from Local Residents

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

- 2 letters of support/non objection – family living space should be extendable without having to move in the current economic times
- letter of objection – visual impact from rear garden and side study window. Loss of light. Brickwork should be designed with attractive stonework to reduce visual impact

Comments from Consultees

None.

Planning Considerations

The main policies relevant to this case are BE1 (Design of New Development), H8 (Residential Extensions), H9 (Side Space) and NE7 (Development And Trees).

Planning History

Planning permission was granted under ref. 00/03736 for a single storey rear extension at the property.

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.

In respect to the character of the area, the proposal will be sited on an existing rear extension and will not occupy any more of the garden area. The extension would not be excessive in height and will be in context with the main dwelling and the flat roofed side extension that exists. The proposed extension will not be largely visible from the highway due to the flat roof matching the height of the existing roof at the side of the dwelling. The only notable front facing alteration is the proposed front window at first floor level. It is not considered that the extension would impact on the street scene significantly.

In respect to the amenities of neighbouring properties, the most affected property will be that to the east at Waylands. This property is set further back in its plot than Oakend and is not likely to suffer from loss of light or prospect from the rear facing windows as the extension will not project significantly beyond these. The additional bulk will be viewable from the rear garden however this is not considered to be an untypical suburban situation. Waylands will however suffer from loss of light and prospect from flank windows, which serve as the only light source to a study on ground floor level, and an obscure window at first floor level which appears to serve a bathroom. The extension will provide an approximate 3m separation from these windows and in light of the proposed low flat roof, the first floor bathroom window is not considered to be impacted upon seriously by way of loss of light and prospect.

The ground floor window is sited further forward at Waylands and already experiences an outlook onto the flank wall at Oakend (3m away) and a view of

trees beyond. The extension will impact on light and outlook further, however the relationship between the ground floor flank walls of these dwellings is considered to be typical and the 3m separation is considered to reduce the severity of this impact and is a reasonable proximity. Although the view to the trees beyond Oakend will be lost, this is not considered to warrant refusal on balance. It is also noted that Waylands is sited on higher ground than the application site and this will marginally reduce the impact, particularly from the first floor flank window and due to the proposed flat roof which reduces bulk.

Having regard to the above, it is considered that the proposal is acceptable in that it would not impact seriously detrimentally on the amenities of neighbouring properties and would not harm the character of the area. It is therefore recommended that Members' grant planning permission for the proposal.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00279, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|--------|--|-------|-----------|
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACC04 | Matching materials | | |
| | ACC04R | Reason C04 | | |
| 3 | ACI13 | No windows (2 inserts) | flank | extension |
| | ACI13R | I13 reason (1 insert) | BE1 | |

Reasons for granting permission:

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

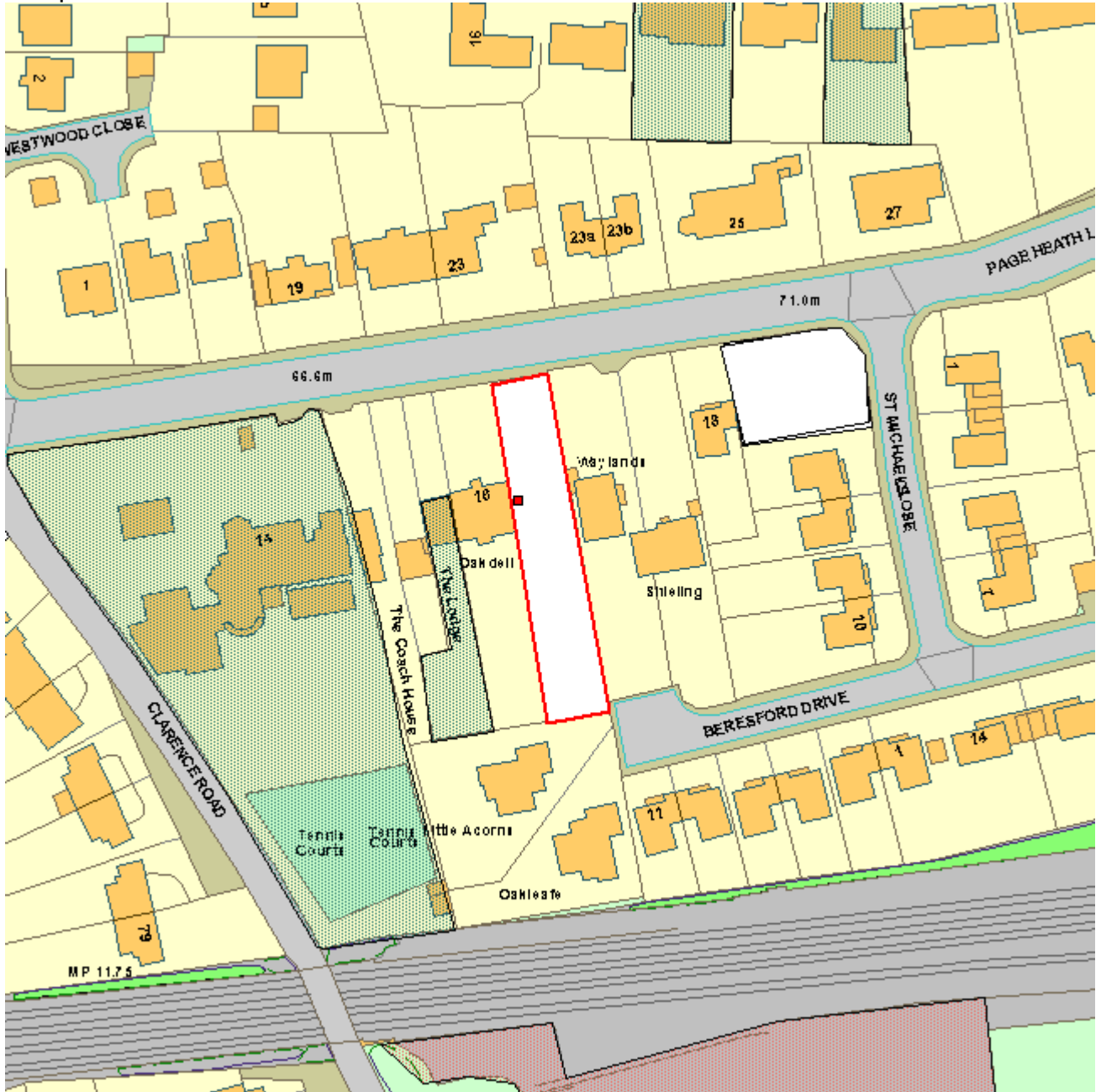
- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- NE7 Development and Trees

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

- (a) the character of the dwelling and surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby residential properties
- (c) the impact on trees

and having regard to all other matters raised.

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