

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

Application No : 11/00341/FULL6

Ward:
Plaistow And Sundridge

Address : Marchwood 3 Garden Lane Bromley
BR1 3NB

OS Grid Ref: E: 540993 N: 170675

Applicant : Mr Simon Woolcott

Objections : NO

Description of Development:

First floor side extension and single storey front extension

Key designations:

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

Proposal

This application seeks permission for a first floor side extension, which will sit directly above the existing single storey garages, and a small front extension.

The first floor extension would be flush with the existing front and rear elevations of the garage and the pitched roof above will be subservient in height to the ridge of the host dwelling. The proposed annexe accommodation will be at first floor level and is shown to be integral to the host dwelling with no separate entrance or staircase.

No flank windows are proposed. Windows in the rear elevation would serve the open plan kitchen and separate bathroom areas and to the front elevation, windows would serve the bedroom and lounge area.

The single storey front extension will be located to the west of the front porch to provide an enlarged living room. This extension would project approx. 2.3m beyond the front elevation of the house and approx. 0.6m beyond the front porch. The low pitch roof to the front extension would tie into the existing front porch and would be approx. 3.5m max. height.

Location

The application site comprises a detached two storey dwelling accessed along an unmade road and which lies opposite Sundridge Park Golf Club. Two storey residential properties flank either side and to the rear of the site. The site does not lie within a conservation area or an Area of Special Residential Character.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

No technical comments were sought with regard to the application.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

There is no relevant planning history relating to this site.

Planning History

There is no relevant planning history relating to this site.

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 single storey extension is considered modest in size and set within the front garden, a reasonable distance away from the edge of the lane. It is not considered that this extension would be detrimental to the character/visual amenities of the area or the amenities of adjoining properties.

The proposed first floor extension would be sited directly above the existing double garage block. It is a relatively large extension which would be flush with the main frontage of the house but includes a lower, subservient roof. The extension would maintain a side space of approx. 2.6m to the boundary with No.1 Garden Lane. Given this part of the area is characterised by detached houses of varying sizes and design, Members will need to consider whether an extension of this scale and design is acceptable in planning terms.

With regard to the impact upon residential amenity, the proposed first floor extension would introduce accommodation above the garage. No flank windows are proposed and given the higher ground level of No.1, dense trees and outbuildings along the rear boundary of this property, it is not considered that the occupiers would be adversely affected by the development.

The first floor extension includes rear windows but there is a reasonable degree of separation between the application site and properties directly to the rear in Garden Road so that the amenities of the occupiers of these properties would not be seriously harmed by reason of loss of privacy.

On Balance, Members may consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area to such an extent as to warrant a refusal of planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00341, 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 ACI07 Restrict to members of household (1 in) at Marchwood, 3
 Garden Lane
 ACI07R Reason I07
- 4 ACI13 No windows (2 inserts) flank first floor side extension
 ACI13R I13 reason (1 insert) H8 and BE1
- 5 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

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

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Proposal: First floor side extension and single storey front extension



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