

SECTION '2' – Applications meriting special consideration

Application No : 11/00691/FULL6

Ward:
Bickley

Address : 70 Hill Brow Bromley BR1 2PQ

OS Grid Ref: E: 541963 N: 169827

Applicant : Mr Crisp

Objections : YES

Description of Development:

One/two storey side and rear extension

Key designations:

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

Proposal

- The proposed extension is two stories in height and will project approximately 3.5 metres in depth from the rear façade of the dwelling at ground level and by up to 3.75 metres at the first floor level.
- The width of the extension at the rear elevation of the dwelling will be approximately 5.05 metres at the ground floor level extending over the existing kitchen to be approximately 8.5m wide at the first floor level.
- The proposed extension will have a pitched roof which will sit approximately 7.2 metres above ground level.

Location

The application site is on the eastern side of Hill Brow, close to the junction with Mavelstone Road. The site comprises a detached two storey family dwelling in an area characterised by similar detached houses. The house possesses extensions built following previous planning permissions. The site is near to the Chislehurst conservation Area.

Comments from Local Residents

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

- no objection raised to the renewal of previous permission

The Sundridge Residents' association has objected on the basis that the proposal would be contrary to side space policy and would represent an overdevelopment, harmful to amenity.

Comments from Consultees

None.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE13 (Development Adjacent to a Conservation Area), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

Planning History

DC/01/02492/FULL1; Planning permission was granted by the Council for a "single storey rear extension" which forms the new kitchen of the current dwelling projecting approximately 3.6m from the rear façade of the original dwelling. This approval has been implemented with the extension established.

DC/01/02492/FULL1; Planning permission was granted by the Council for a "part one/two storey front, side and rear extension" which created the northern flank of the current dwelling comprising a garage and family room at ground floor level (approximately 13.5m in length) and an additional bedroom at the first floor level (approximately 8m in length).

DC/07/02915/FULL6; Planning permission was refused by the Council for a "two storey rear extension" due to:

The proposed extension would, by reason of its excessive rearward projection, have a seriously detrimental effect on the prospect and privacy to the adjoining houses which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policy H8 and BE1 of the Unitary Development Plan.

DC07/04388/FULL6 Planning permission was granted for a two storey rear extension. This extension was proposed to be constructed 0.2m from the flank boundary with No. 68 at ground floor level and set in 1.5m at first floor level.

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 proposed extension was originally identical to that previously permitted under ref. 07/04388, which has now expired however it has transpired that the location of the site boundary was inaccurately plotted on the approved plans for the previous permission and that in fact only 0.3m side space would have been provided and not the 1.5m suggested. The current plans now accurately show the flank boundary, which brings the flank wall of the extension within a 0.3m proximity to this boundary. However amended plans have been submitted dated 04/05/11 showing a reduction of the first floor side extension to provide a 1m side space to the boundary in order for the proposal to comply with side space policy. The previous application indicated a 1.5m side space and therefore it appears that this flank boundary has been moved during this period.

Given that the ground floor element is behind an existing single storey element which is approximately 0.3m from the boundary, this element is not considered objectionable. The set back and distance from the boundary for the first floor now provides a suitable gap between the buildings, projecting only slightly closer to the flank boundary than the existing first floor.

Having had regard to the above it was considered 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.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/04388 and 11/00691, excluding exempt information.

as amended by documents received on 04.05.2011

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 | ACI10 | Side space (1 insert) | at least 1.0m | first floor |
| | ACI10R | Reason I10 | | |
| 4 | ACI13 | No windows (2 inserts) | northern or southern | two |
| | | storey rear extension | | |
| | ACI13R | I13 reason (1 insert) | BE1 and H8 | |

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
- BE13 Development Adjacent to a Conservation Area
- H8 Residential Extensions

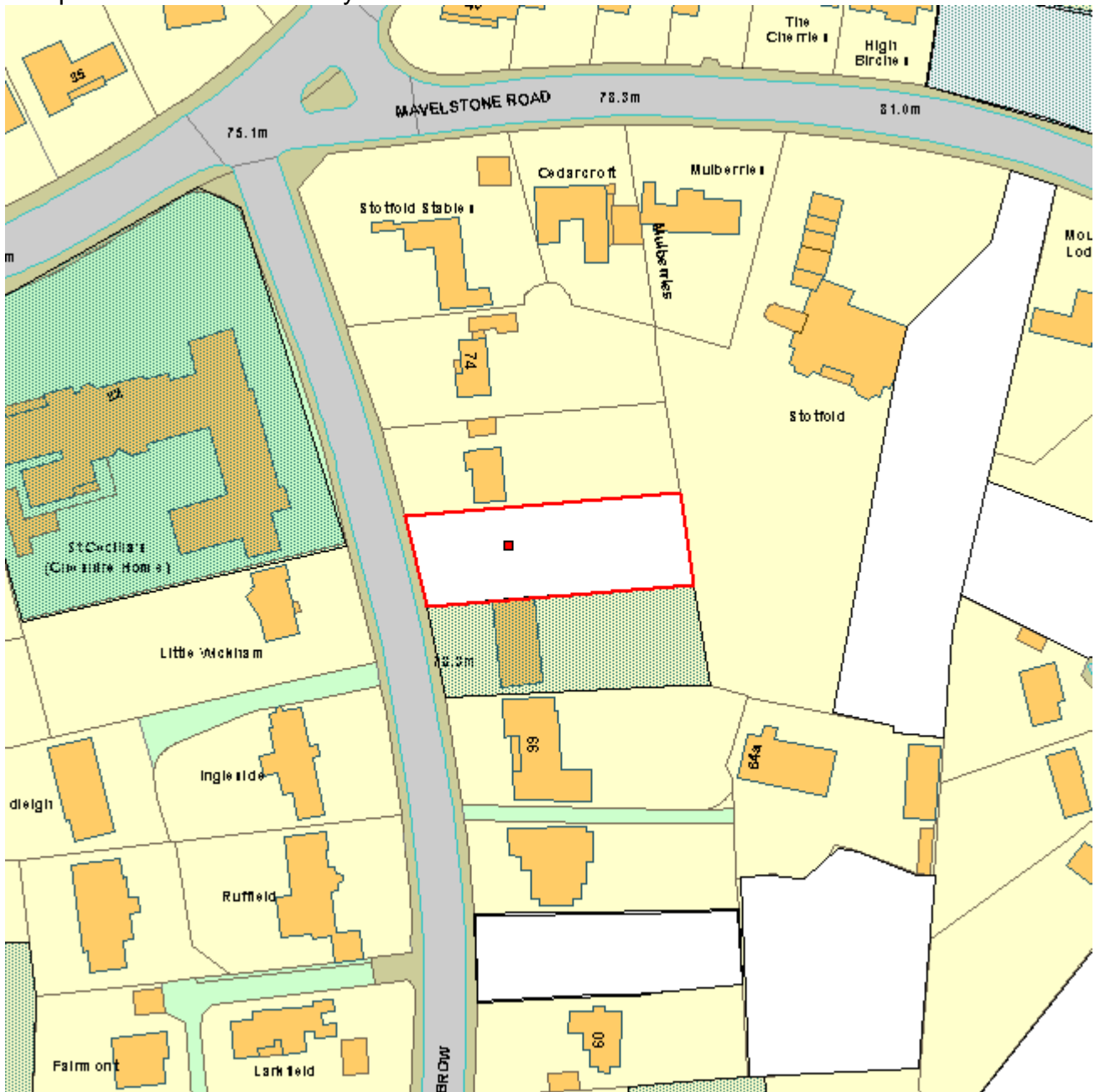
H9 Side Space

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

- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the impact on the adjacent conservation area.

and having regard to all other matters raised.

Reference: 11/00691/FULL6
Address: 70 Hill Brow Bromley BR1 2PQ
Proposal: One/two storey side and rear extension



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