

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

Application No : 11/01217/FULL6

**Ward:
Bickley**

**Address : 9 Woodside Road Bickley Bromley BR1
2ES**

OS Grid Ref: E: 542291 N: 167819

Applicant : Mr Dave McGurk

Objections : YES

Description of Development:

Insertion of roof lights in eastern side and rear elevations, alterations to existing chimney and insertion of window to first floor western side elevation (PART RETROSPECTIVE)
AMENDED DESCRIPTION

Key designations:

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

Proposal

Under ref. 10/00091, planning permission was granted for a single storey rear extension and roof alterations to the host property to form two storey dwellinghouse. This permission has been implemented and works are nearing completion at the site.

In addition to the above works, rooflights have been inserted to the eastern side and rear roofslopes, a window has been inserted at first floor level to the western elevation, and it is proposed to construct a chimney stack on the western side of the property to a maximum of approx. 3.9m. At the time of visiting the site it did not appear the chimney stack had been constructed. Planning permission is sought for these additional works part retrospectively.

Location

The application site is located on the southern side of Woodside Road, Bickley, and comprises a detached dwellinghouse, which has recently been extended from a bungalow to a two storey house (with accommodation in the roofspace).

Comments from Local Residents

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

- chimney too close to front of neighbouring property, too close to bedroom
- concern regarding dispersal of fumes
- chimney will also visually dominate corner of neighbouring house
- all other windows etc. chimney, tile hung appearance, loft room were not on original plans but already constructed
- no objection raised to original development, however on-going changes have changed the visual appearance of the development from a development which blended into the immediate environment, to one that looks oversized for its plot
- would have objected at the time were this proposed when the previous application were submitted

Comments from Consultees

No consultations were made in respect of this application.

Planning Considerations

The main policies against which this application falls to be considered are as follows:

BE1 Design of New Development
H8 Residential Extensions

Planning History

Under ref. 10/00091, planning permission was granted for a single storey rear extension and roof alterations to the host property to form two storey dwellinghouse. This permission has been implemented and is nearing completion.

Conclusions

The main issues for consideration in this case will be the acceptability of the additional works carried out following the implementation of 10/00091 (comprising the insertion of two rooflights each to the eastern flank and rear roofslopes, the insertion of an obscure glazed window to the first floor of the western flank wall, and the increase in height of the chimney to the front of the western flank wall to approx. 3.9m) in terms of the amenities of neighbouring residents and the visual amenities and character of the area.

With regard to the rooflights, these appear to have been inserted to facilitate the inclusion of a habitable room in the roof of the dwelling, which did not feature on the plans approved under ref. 10/00091. However, Members should be aware that this alteration does not appear to have necessitated an increase in the height of the roof, simply the insertion of the rooflights. It is considered in this case that the rooflights result in a fairly modest alteration to the dwelling, and given their siting to the side and rear, that they do not unduly affect the character and appearance of the host property or the visual amenities and character of the area. It is not considered that these additional windows would be likely to result in a significant degree of overlooking/loss of privacy to neighbours in view of their siting, with views afforded rearwards and to the side over the roof of the existing bungalow at No. 7.

Regarding the window to the first floor of the western elevation, this would appear to serve a bathroom and is shown on the plans to be obscure glazed, and with an openable fanlight only. This window is not highly visible within the street scene and the wider area, and in view of the fact that it is obscurely glazed, would be unlikely to result in an unacceptable degree of overlooking or loss of privacy.

Finally with regard to the proposed chimney stack, the height would not exceed the highest part of the roof while the stack itself would be of a relatively modest width and depth. Indeed, it is considered that the chimney would be in keeping with the overall form and scale of the now two storey host property. While the concerns raised by the neighbour regarding the visual impact of the chimney and the dispersal of fumes are noted, the chimney is sited behind the front of the adjacent property at No. 11 and would probably not be visible from within it, while as a result of the height of the chimney any fumes would be dispersed at a high level above any neighbouring windows.

Members may agree that the alterations to the scheme permitted under ref. 10/00091 are acceptable on balance and that planning permission should be granted. However, Members may wish to consider the imposition of a condition regarding the details of the glazing to the first floor flank window, to ensure that the level of obscurity is sufficient to mitigate against any potential overlooking.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00091 and 11/01217, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|--------|----------------------------|------------------------------------|
| 1 | ACI12 | Obscure glazing (1 insert) | in the first floor flank elevation |
| | ACI12R | I12 reason (1 insert) | BE1 |

Reasons for granting permission:

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

BE1 Design of New Development
H8 Residential Extensions

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

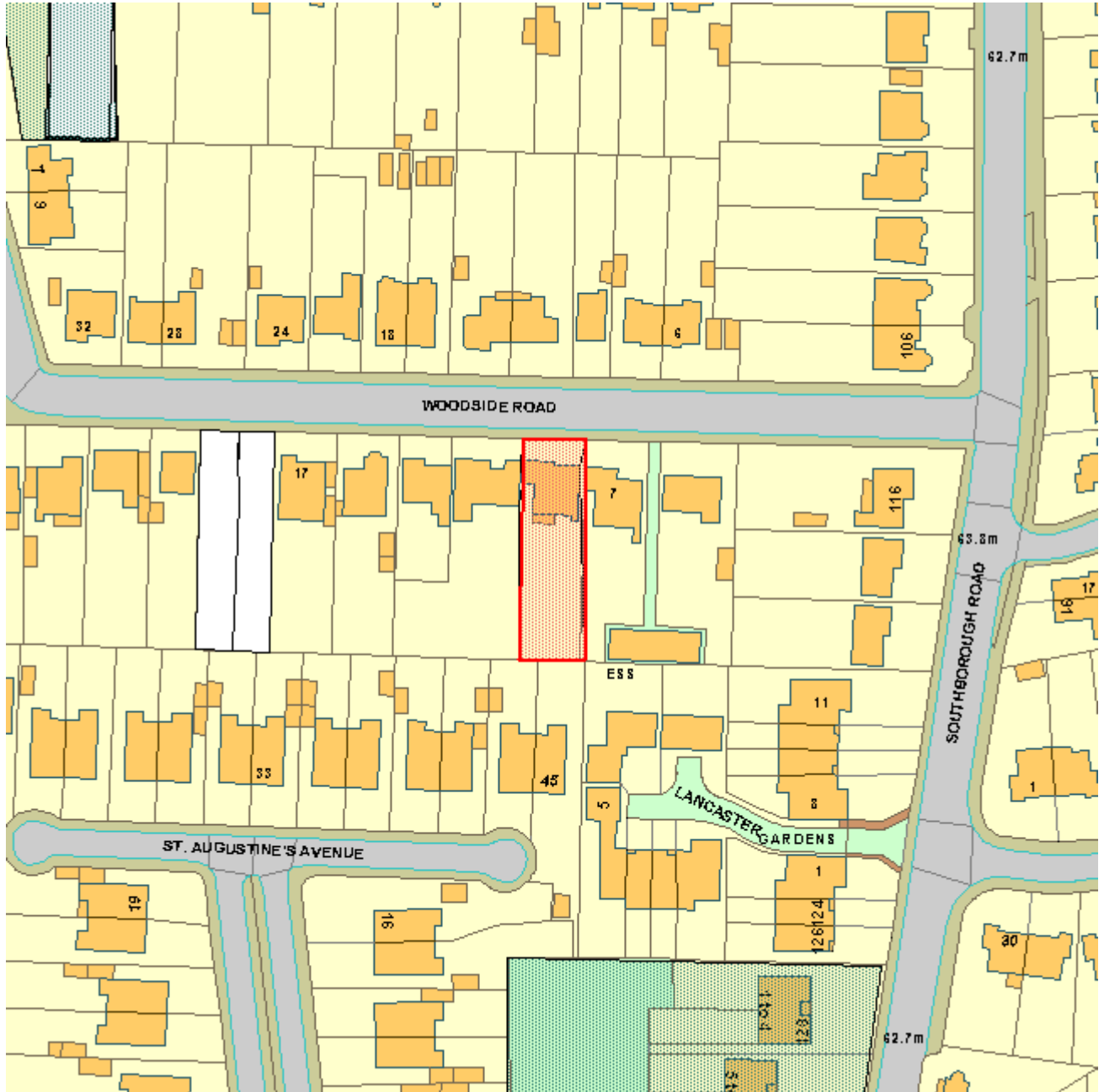
- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent properties
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

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