

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 11/00639/FULL6

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

**Address :** 46 Kings Avenue Bromley BR1 4HW

**OS Grid Ref:** E: 539727 N: 170715

**Applicant :** Mr Kumar

**Objections :** YES

### **Description of Development:**

Part one/two storey side and rear extension, pitched roof to garage, elevational alterations to side and rear, and gable end roof to single storey detached building at rear.

Key designations:

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

### **Proposal**

The proposal seeks permission for a part one/two storey side and rear extension, a pitched roof to the garage, elevation alterations to the side and rear, and a gable end roof to the single storey detached building in the rear garden.

The proposed single storey element of the rear extension will measure approximately 7.35 metres in width and at the deepest part, closest to the western property boundary shared with Number 48, will measure 4.5 metres in depth.

The proposed first floor rear extension will measure 7.9 metres in width and 3.65 metres in depth. This element will span the width of the main dwellinghouse, excluding the garage / utility room which will remain single storey down the western flank of the host dwellinghouse.

The existing detached single storey building in the rear garden measures 4 metres in depth, 8 metres in width and has a maximum height of 3.85 metres with gable end features.

This application is put to Committee due to the history of the application site.

### **Location**

The application site is located on the northern side of Kings Avenue and hosts a two storey detached dwellinghouse.

### **Comments from Local Residents**

Local residents were notified of the application, and the following responses were received:

- The proposal is not aesthetically pleasing and is out of context with the host buildings and surrounding properties;
- The workshop in the rear garden, which is already built, is excessively obtrusive and out of character with the neighbourhood;
- The proposed realignment of the roof above the garage appears to be contravening Policy and the structure should be moved away from the boundary by 1 metre in order to comply;
- By providing 3 'Velux' style windows to the pitched roof of the garage indicates that it will be used as accommodation;
- This would then represent a two storey extension directly on the boundary, contrary to Policy;
- Why have 3 windows on the pitched roof unless you are providing light for extra accommodation / a room.

### **Comments from Consultees**

No consultations within the Council were carried out.

### **Planning Considerations**

The proposal falls to be determined with particular regard to Policies H8, H9 and BE1 of the adopted Unitary Development Plan.

### **Planning History**

In terms of relevant planning history at the site, permission was granted under reference DC/09/00441/FULL6 for first floor and single storey rear extensions and detached single storey building at rear.

The current application seeks to regularise some of the development that has already taken place on the site, as well as seeking some additional development.

### **Conclusions**

Members may consider that the main issues relating to this current application are the impact of the proposed extensions and the existing development seeking regularisation upon the amenities of the nearby residents and the visual impact upon the streetscene, and the overall level of built development on the site.

The first issue to consider is the single storey detached building in the rear garden. Planning permission was originally granted for a structure in the rear garden with the same dimensions in terms of the length and depth, however during construction of this element, the height has been increased and the design of the roof has also been altered. The building works relating to this structure appear to have been completed, therefore this element of the scheme is retrospective.

The roof of the detached building now has gable end features rather than a hipped roof and the overall height appears to have been increased, which Members may

consider significantly increases the bulk of the entire structure. Objection has been raised with regard to how obtrusive this feature is within the rear garden of the site, and that it is highly visible from neighbouring properties to the side as well as properties to the rear of the site.

In terms of the proposed extensions to the dwellinghouse, permission was previously granted for single storey rear extensions, however the depth of the single storey element will now measure 2.7 metres to match the depth of the existing kitchen appendage and then extending deeper to 4.62 metres in order to provide the utility room.

In terms of the first floor rear extension which was approved under 09/00441, this element was located above an existing ground floor element of the host dwellinghouse, and would measure approximately 3.6 metres in depth, approximately 3.4 metres in width, the eaves will match the eaves of the host dwellinghouse at approximately 5.4 metres from ground level, and the pitched roof would measure approximately 7.15 metres from ground level. It was proposed that the pitched roof would reach approximately half way up the main roof of the host dwellinghouse. The eastern flank wall of this element of the proposal will be in line with the ground floor flank wall of the host dwellinghouse and there will be a separation of approximately 1.4 metres from the property boundary shared with No. 44 Kings Avenue.

In terms of the current scheme, the width of the first floor rear extension has been increased to measure 7.95 metres in width, spanning the width of the main dwellinghouse (excluding the single storey garage along the side of the dwellinghouse). However whilst the eaves would match the height of the eaves of the main dwellinghouse, the ridge of the roof above this extension would also match the main dwelling as opposed to the previously approved scheme which was set below.

Members may find that whilst the roof above the first floor rear extension that formed the previously approved scheme was more subservient to the main dwellinghouse and prevented an overbearing impact upon the visual amenities and outlook of the residents of the neighbouring properties, the current proposal which matches the eaves and ridge height of the main house leads to a bulky and dominant extension. Although this element is located to the rear of the host dwellinghouse, the rearward projection and bulk of the roof is such that it will be visible from the roadside when travelling to the property from either end of the road, therefore Members may consider that it will have a detrimental impact upon the character of the area. In addition, as the application property and both properties either side are at present built more or less in line along the rear elevations, Members may consider that whilst the first floor rear extension which effectively already has planning approval will not be detrimental to the outlook or visual amenity of the residents of the neighbouring properties, the addition of the full-height roof may be considered to be excessive and likely to lead to a detrimental impact upon the amenities of residents of adjacent properties.

The main impact upon the streetscene and character of the area will be from the alterations to the attached garage to the side of the host dwellinghouse. Whilst the

floor area of the garage will not be altered in terms of width, the roof of the garage is being changed, with the overall height increasing and the design changing from a flat roof as existing to a pitched lean-to style roof with rooflights in. The change in appearance will be noticeable from the roadside and Members may feel it necessary to assess the impact of this proposed design carefully. Although the change in design of the roof will increase the overall height and it does not appear possible to utilise the roofspace for habitable accommodation due to the steep slope of the roof, Members may determine that the increase in height leads to a feature which is incongruous within the streetscene and out of keeping with the design of the host dwellinghouse.

As such, Members may wish to carefully consider whether the proposal when compared to the previously permitted scheme is acceptable in terms of the increase in bulk and massing of the proposed extensions and the impact that they may have upon the amenities of the residents of the neighbouring properties, or whether the impact would be too great and would adversely affect the amenities in such a way that permission should be refused.

Members may also wish to consider whether the alterations to the previously approved single storey detached building in the rear garden of the site is acceptable in the revised form with the increase in roof height and gable end features to the roof such that it is unlikely to lead to undue harm from occurring in relation to the amenities of the residents of neighbouring properties, or whether the changes that have been made are unacceptable due to the increase in massing and overall impact upon visual amenity when viewed from the rear gardens and houses of nearby properties. If Members are of the opinion that the development is of a bulky nature which detracts from the character of the area and visual amenities of the residents of neighbouring properties, enforcement proceedings will need to be considered in order to return the structure to the scale of the originally approved structure as per DC/09/00441.

Background papers referred to during production of this report comprise all correspondence on file references DC/09/00441 and DC/11/00639, excluding exempt information.

as amended by documents received on 06.04.2011

### **RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

0D00002 If Members are minded to grant planning the following conditions are suggested

1ACA01 Commencement of development within 3 yrs  
ACA01R A01 Reason 3 years

2ACC04 Matching materials  
ACC04R Reason C04

3ACI07 Restrict to members of household (1 in)  
ACI07R Reason I07

4ACI13 No windows (2 inserts) flank elevations part one/two storey side and rear

ACI13R I13 reason (1 insert) BE1 and H8

5ACI23 Outbuilding only ancillary use

ACI23R Reason I23R

6 No windows or doors shall at any time be inserted in the rear elevation of the single storey detached building at rear hereby permitted, without the approval in writing of the Local Planning Authority.

In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

7 The window in the southern flank elevation of the single storey detached building at rear hereby permitted shall be obscure glazed and fixed shut at all times unless previously agreed in writing by the Local Planning Authority.

In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

Reasons for granting permission:

In granting permission the local planning authority had regard to the following policies:

The relevant policies of the Bromley adopted Unitary Development Plan (July 2006) are BE1, H8 and H9.

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

- 1) The appearance of the development in the street scene;
- 2) The appearance of the development in relation to the character of the area;
- 3) The relationship of the development to the adjacent properties;
- 4) The character of development in the surrounding area;
- 5) The impact on the amenities of the occupiers of adjacent and nearby properties;
- 6) The light and outlook of occupiers of adjacent and nearby properties;
- 7) The privacy of occupiers of adjacent and nearby properties;
- 8) The housing policies of the development plan;
- 9) And having regard to all other matters raised including concerns from neighbours.

D00003 If Members are minded to refuse pp the following reasons are suggested.

1. The alterations to the roof of the single storey detached building in the rear garden would be detrimental to the amenities that the occupiers of neighbouring properties might reasonably expect to be able to continue to enjoy by reason of visual impact and loss of prospect, contrary to Policies BE1 and H8 of the Unitary Development Plan.
2. The design of the pitched roof to the garage is considered to be out of keeping with the character of the host building and general character of the

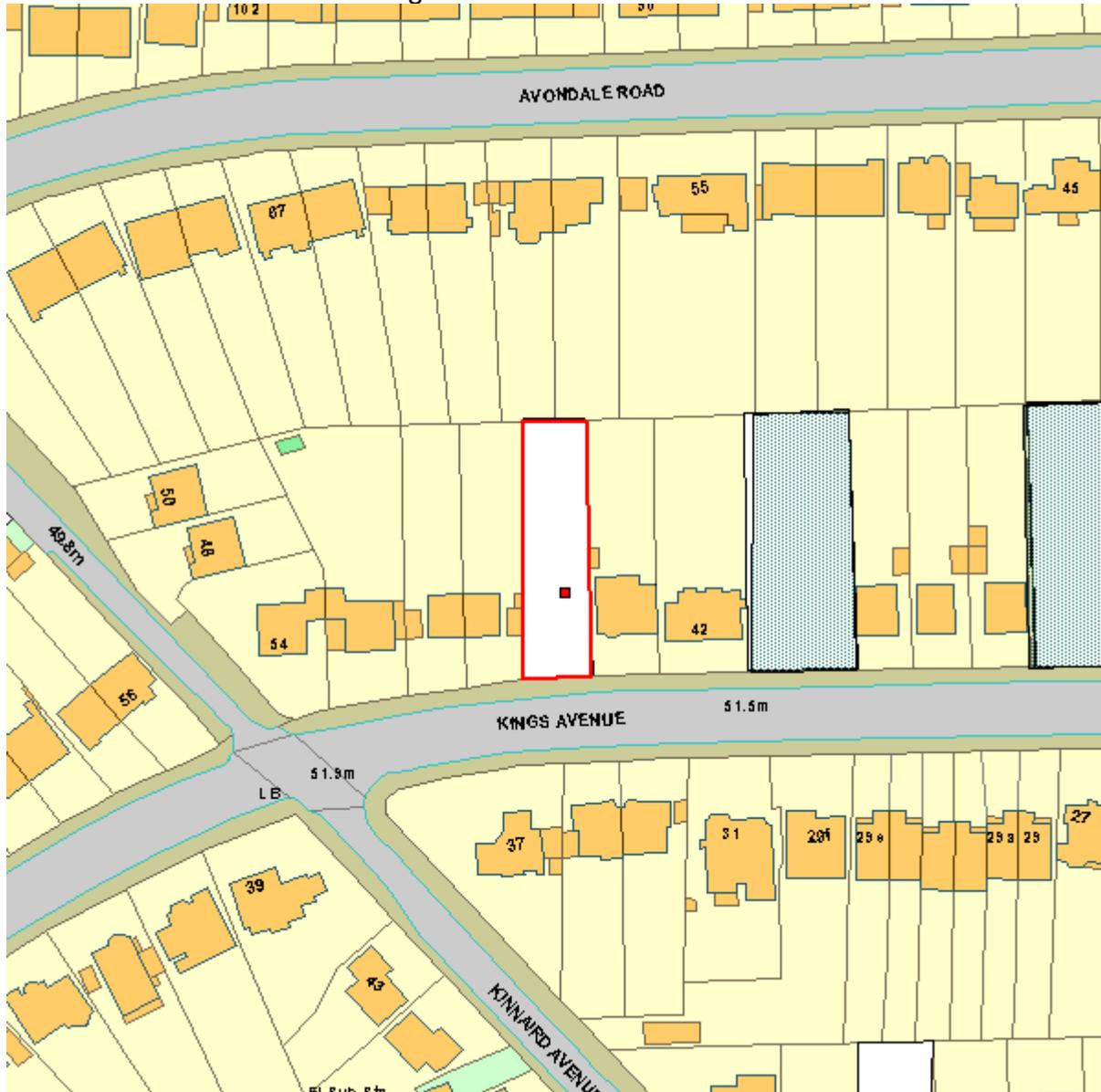
streetscene, contrary to Policies BE1 and H8 of the Unitary Development Plan.

3. The increase in height and bulk of the roof of the part one/two storey rear extension, in addition to previously permitted development, would result in an overdevelopment of the site, overdominant and detrimental to the amenities that the occupiers of neighbouring properties might reasonably expect to be able to continue to enjoy by reason of visual impact and loss of prospect, contrary to Policies BE1 and H8 of the Unitary Development Plan.

Reference: 11/00639/FULL6

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Proposal: Part one/two storey side and rear extension, pitched roof to garage, elevational alterations to side and rear, and gable end roof to single storey detached building at rear.



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