

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 11/01440/FULL6

**Ward:**  
**Bromley Common And  
Keston**

**Address :** 7 Poulters Wood Keston BR2 6JD

**OS Grid Ref:** E: 541902 N: 164409

**Applicant :** Mr Daniel Higgs

**Objections :** YES

**Description of Development:**

Part one/two storey side extension, including rear balcony; Single storey front extension

Key designations:

Areas of Archeological Significance  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Proposed World Heritage Site Adjacent to

**Proposal**

The application proposes the construction of a Part one/two storey side extension, including rear balcony and a single storey front extension.

The front extension is located in between the existing double garage and the flank wall of the downstairs toilet. This would infill the existing gap in between the double garage and downstairs toilet. The front extension would not project any further forward than the existing house.

The two storey side and rear extension accommodates a new garage and workshop to the ground floor with an office towards the rear accommodated within a single storey rear extension. At first floor level a new en-suite bedroom is proposed with an enclosed balcony towards the rear located above the single storey rear extension. The flank wall of the two storey extension is located some 3.250 metres away from the adjacent boundary with number 6. Revised plans were submitted on the 15th June 2011 to confirm the distance to the boundary from the flank wall of the extension.

**Location**

The application site is a two storey detached residential property located towards the western end of Poulters Wood.

Poulters Wood is a small residential cul-de sac located within a residential estate known as Ravensbourne Park. Towards the rear boundary of the site is Keston Common and the River Ravensbourne. The site is adjacent to the Bromley Common and Keston Conservation Area.

### **Comments from Local Residents**

- The garage is proposed to be a workshop and an office is also proposed within one of the rooms. The proposal may result in the property being used for commercial business use which would result in an increase in parked vehicles and noise and disturbance.
- the applicant is already running an established business and this extension may result in the use of the property being more than just a private dwelling. If workmen use the proposed workshop there will be an increase in noise and disturbance associated with it.
- parking is likely to be an issue as the extension results in the loss of the garage.
- it is not clear whether this extension is as a result of the applicants expanding business
- parking on the drive is very restricted along with parking in the road. If the extension were purely for living accommodation then this would be acceptable but that does not appear to be the case.

In response to these objections the applicants have provided the following statement:

The application is not for a change of use and it is not intended to be for one. The property is not going to be used for a commercial premises. The reasons for their conclusions that this is the case are due to a mistake on our company website listing our home as the registered business address which is not the case. This error has now been corrected. There was also a local advert within the News Shopper where the home address at Poulters Wood was used and this was to inform local residents of our company and the services provided. However we have no intention of using our home address on any kind of commercial advertising again. Some internal building work has been undertaken at our property which has resulted in quotes from builders and vans parked outside in the road for a period of time. This was not anything to do with any business being run inside. My own van is parked in the drive as this is my only method of transport. The garage area is being made smaller as a result of the proposals and it is not intended for the workshop to be used for any commercial activity. The office is simply a study room where the computer is kept. Our only intention is to end up with a good family home for our growing family.

### **Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies:

BE1 Design of New Development  
BE13 Development Adjacent to a Conservation Area  
H8 Residential Extensions  
H9 Side Space

## **Conclusions**

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the area and street scene in general

Policies BE1, H8 and H9 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area. The area around the site is predominantly residential towards the north and east and the buildings in the area are predominantly detached dwellings set within spacious plots.

It is considered that the proposed extension would not on balance impact significantly on the amenities of neighbouring residents due to the distance from the boundary, the orientation of the site, existing boundary screening and vegetation and the location of existing buildings at adjacent properties.

The proposal is considered on balance to result in no significant harm to the existing spatial standards and visual amenity of the area. It is therefore considered to comply with Policies BE1 and H8. The proposed extension is of a sympathetic design, scale and construction. It is therefore considered subservient to the host dwelling and appropriately located and designed.

The development is not considered to result in any significant decrease in spatial standards as the footprint of the proposed extension maintains an acceptable separation between the flank elevations and adjacent boundaries. The extensions are of an appropriate design and scale in keeping with the street scene and surroundings which could on balance be considered to relate well to the host dwelling and character and appearance of the area in general.

The proposed extension is of an acceptable height and scale and would not detract from the views into or out of the conservation area, compliant to Policy BE13.

Members will therefore need to consider whether the impact of this extension would harm the character and appearance of the street scene and area in general and whether the extension would cause harm to the architectural integrity of the host building.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01440, excluding exempt information.

as amended by documents received on 15.06.2011

**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 | ACI07  | Restrict to members of household (1 in)  | at 7 Poulters Wood |  |
|   | ACI07R | Reason I07                               |                    |  |
| 4 | ACI13  | No windows (2 inserts)                   | flank extension    |  |
|   | ACI13R | I13 reason (1 insert)                    |                    |  |

**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
- H9 Side Space

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

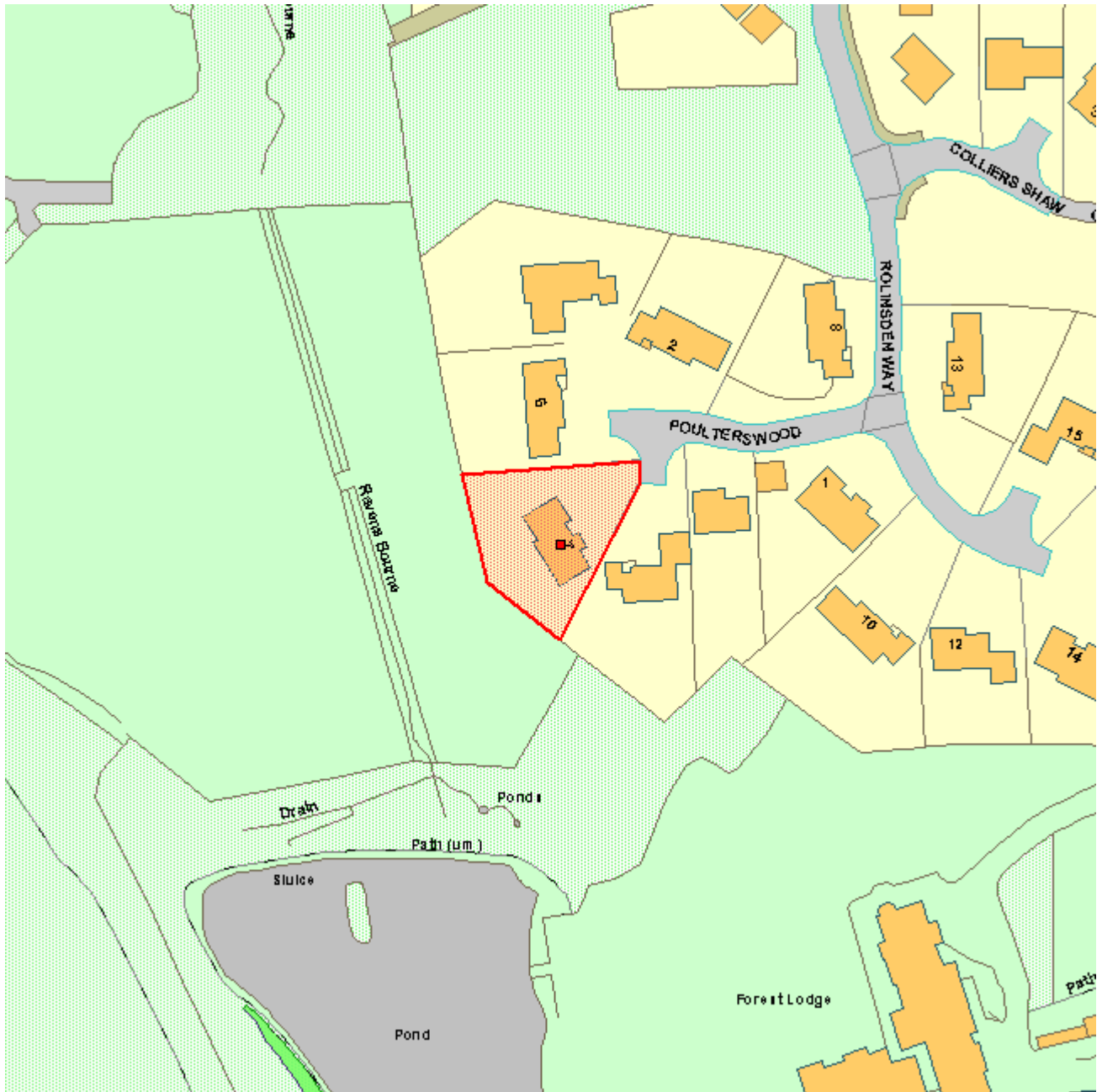
- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent property;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook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

and having regard to all other matters raised.

Reference: 11/01440/FULL6

Address: 7 Poulters Wood Keston BR2 6JD

Proposal: Part one/two storey side extension, including rear balcony; Single storey front 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