

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

**Application No :** 11/02258/FULL6

**Ward:**  
**Bickley**

**Address :** 51 Pembroke Road Bromley BR1 2RT

**OS Grid Ref:** E: 541472 N: 169095

**Applicant :** Mr And Mrs Whichello

**Objections : NO**

**Description of Development:**

Two storey side extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Former Landfill Site  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

**Proposal**

- The proposed side extension will have a width of 4.7m at the front of the property and a width of 2.9m at the rear. The length of the extension will be 5.8m.
- The roof will be pitched and hipped to be subservient to the main roof of the dwelling and will have a maximum height of 7.3m. The extension will be constructed in close proximity to the flank boundary.

**Location**

The application site is on the eastern side of Pembroke Road. The site comprises a semi-detached two storey family dwelling in an area characterised by similar semi-detached and terraced houses. The house possesses a single storey rear extension.

**Comments from Local Residents**

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

**Comments from Consultees**

None.

## **Planning Considerations**

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

## **Planning History**

Planning permission was granted under ref. 88/00053 for a two storey side and single storey rear extension. The side extension has not been constructed.

## **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 is contrary to side space policy and does not retain a 1m side space to the flank boundary. In this case, an access road to St. George's School exists between Nos. 51 and 53 and this provides a generous separation. Due to this situation, the proposal would be unlikely to result in future unrelated terracing or serious loss of spatial standards in the area. The proposed roof will be subservient to the main house and although the roof will be gable-ended, this bulk is not considered to have a harmful impact on the street scene and the character of the area. There are other examples of gable ended or bulkier roofs in the locality, including the rows of terraced houses on Pembroke Road such as No. 54 opposite and semi-detached houses to the north.

The proposed side extension will be sited to the north of the adjacent property at No. 53 and will therefore not overshadow this property. The extension will be separated from No. 53 by 10m and this separation is considered sufficient to prevent any serious loss of outlook or visual impact. There are no flank windows proposed and one upper floor window facing the site at No. 53 which is situated between ground and first floor level and is likely to serve a staircase. This window will not be detrimentally harmed with regard to loss of outlook, and no bedrooms or living rooms would be affected.

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, for this reason this is a case where it is considered that the requirements of Policy H9 can be relaxed. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02258, 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     ACI13       No windows (2 inserts)         flank    extension  
      ACI13R     I13 reason (1 insert)    BE1
- 4     ACK01       Compliance with submitted plan

**Reason:** In order to comply with Policies BE1, H8 and H9 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of neighbouring properties.

### **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
- 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 spatial standards to which the area is at present developed

and having regard to all other matters raised.

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