

S1

Agenda Section: 3

Application No: 09/01335 Ward: Orpington

Address: 109 Park Avenue, Orpington, Kent, BR6 9EG

OS Grid Ref: E: 546597 N: 165464

Applicant: Mr Yearsley

Objections: Yes

Conservation Area: No

**Description of Development:
Single storey side/rear extension**

Proposal

The proposal involves a single storey side element measuring approximately 2.8m in width, 6.1m along the side of the property and 3m to the highest part of the mock pitched roof to the front of the extension, dropping to 2.6m for the remainder of the side element.

The side element is proposed to accommodate a garage with a garage door to the front and a door to the rear with no windows in the flank elevation.

The proposed single storey rear element measures approximately 2.6m in depth, 4m in width and 3.3m in height with a flat roof. This element has no windows in the flank elevation and large windows and double doors to the rear.

Location

The application site is located to the north east of Park Avenue and is a chalet style bungalow set back from the road and the properties to either side of it.

The other properties in the road are of varying size and design, with the property to the north west being a bungalow and the property to the south east being a two storey dwelling.

Comments from Local Residents

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

- loss of light to side windows
- extension would result in the property being over-developed
- drainage problems
- concerned about security
- loss of privacy
- use of garden lost whilst building work is carried out.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions

Planning History

The application site benefits from planning permission for a single storey rear extension, granted permission in 2008 under ref. 08/03118.

Planning permission was refused for a single storey side extension in 2009 under ref. 09/00646.

Conclusions

The main issues relating to the application are:

- the effect it is likely to have on the character and appearance of the area,
- the impact it would have on the amenities of the occupants of surrounding residential properties.

A previous application at the site was refused for the following reason:

‘The proposed extension would be seriously detrimental to the prospect and amenities enjoyed by the occupants of No. 107 by reason of over-shadowing, loss of light and visual impact, contrary to policies BE1 and H8 of the Unitary Development Plan.’

The proposal is an amendment to this scheme and has been altered to take the garage from the front of the property to the rear with a further small single storey extension to the rear. The application site benefits from an existing garage which is sited to rear of the property along the north western boundary. The proposal

indicates that this will be removed in order to accommodate the proposed extensions. The property is on a slight hill and therefore is at a lower level than No. 111 and at a higher level than 107.

Members may consider that the proposal has been adequately altered to address the previous grounds of refusal. Whilst the extension to the side is likely to result in some loss of light to the neighbouring property, Members may consider that the proposal attempts to reduce the impact on the neighbouring property and on balance is unlikely to be significantly harmful to the amenities of this property in terms of loss of light or visual amenity.

The height of the side element has been reduced from 3.4m on the previous scheme to a maximum height of 2.9m at the apex of the mock pitch and lowering to 2.6m for the remainder of the extension. There will inevitably be a change in lighting and outlook from No. 107, however, this will not be sufficiently harmful to render the proposal unacceptable.

The rear element of the proposal is considered to have little impact on either neighbouring property or the streetscene due to its location and modest depth. This element is considered to be of an acceptable height and is unlikely to result in a loss of light to either neighbouring property or have a harmful visual impact.

It may be considered that the proposal is acceptable as it is unlikely to significantly impact upon the amenities of neighbouring properties or the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03118, 09/00646 and 09/01335, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|----------------------------------------------------------------|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACK01 | Compliance with submitted plan |

Reason:

Reasons for granting permission:

In granting permission, the local planning authority has regard to the following policies in the Unitary Development Plan:

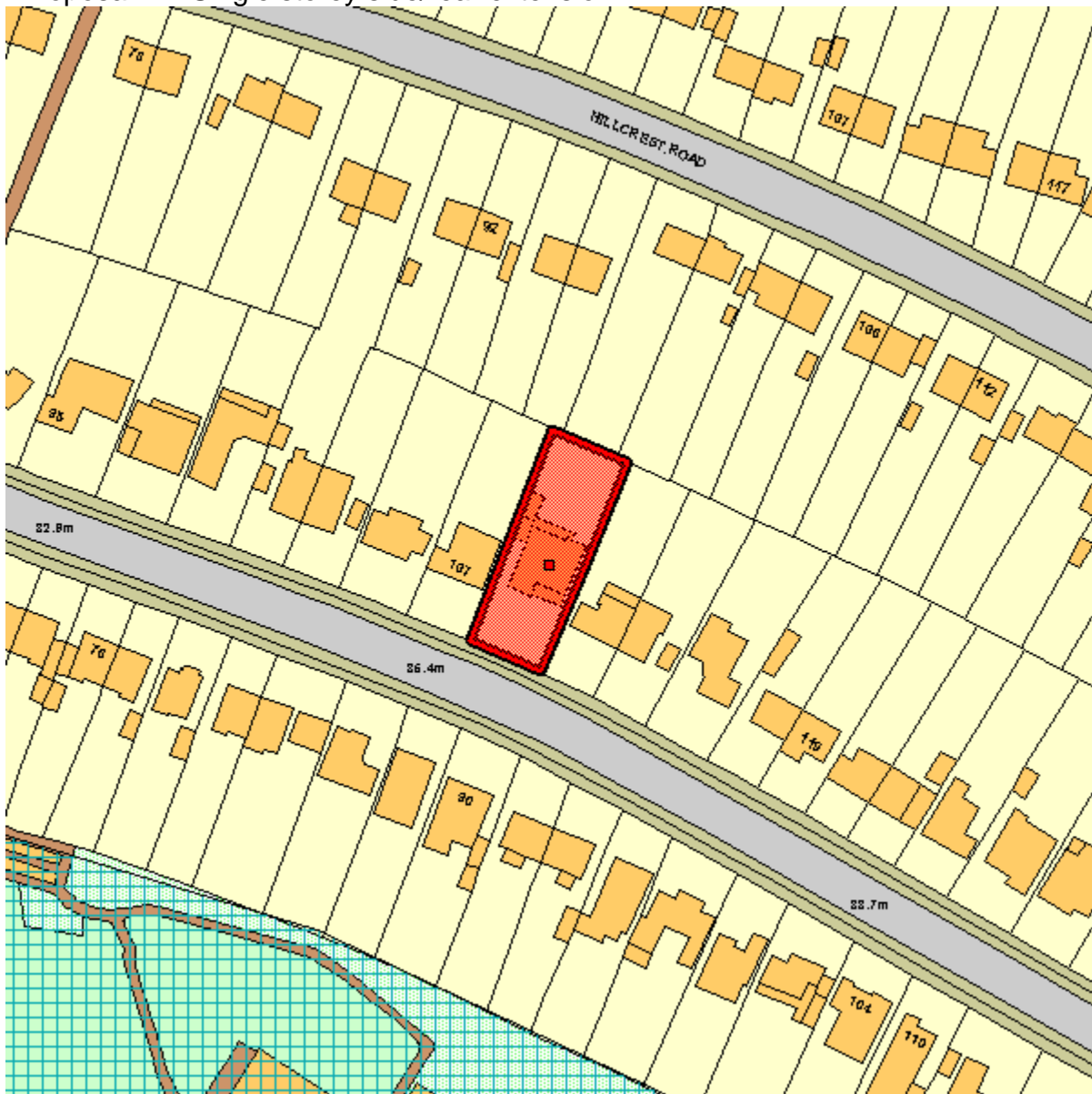
BE1 Design of new development
H8 Residential extensions

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

- (a) the appearance of the development in the streetscene
- (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

and having regard to all other matters raised.

Reference: 09/01335/FULL6
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Proposal: Single storey side/rear extension



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