

S2

Agenda Section: 2

Application No: 09/01251 Ward: Orpington

Address: 77 Felstead Road, Orpington, Kent, BR6 9AD

OS Grid Ref: E: 546561 N: 165688

Applicant: Mr David Chisnell

Objections: Yes

Conservation Area: No

**Description of Development:
Part one/two storey side/rear extension**

Proposal

The proposed application is for a part one/two storey side and rear extension. The side element is two storeys, measuring approximately 6.8m along the side of the property, 2.9m in width and has a maximum height of 7.2m, with a hipped roof.

The rear element is part single storey and part two storey, with the two storey element measuring approximately 3.8m from the rear of the existing property with a further 1.8m at ground floor level.

To the rear of the property, the proposal also includes two single storey elements which are the same depth as the two storey element and have hipped roofs. A small decking area with steps leading down to the garden is included to the east of the property.

At ground floor level the proposal appears to accommodate a larger kitchen/living area and at first floor the proposal accommodates two bedrooms and a bathroom.

Location

The application site is located to the north of Felstead Road and is a relatively substantial, semi-detached family dwelling. The property is on a slight hill with a dutch barn style detached property to the west.

The majority of other properties in the area are similar in size and design to the application dwelling.

Comments from Local Residents

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

- size and close proximity to neighbouring property will result in overshadowing (No. 75)
- cramped effect, reducing space between buildings (No. 75)
- kitchen window will be overlooked, reducing privacy and amenity (No. 75)
- development will restrict daylight and sunlight (No. 75)
- proposal will create dark narrow space, will attract crime and have a detrimental effect on safety (No. 75)
- possible problems with drainage, extractors and air vents.

A copy of the full representation received is available on file.

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
H9 Side Space

Planning History

There appear to be no records at the Council of the dwelling being extended via any previous planning permissions.

Conclusions

The application site is located at a bend in the road and on a hill, giving it a pronounced position within the streetscene. Members may consider that whilst the proposed side element is relatively large in comparison to the existing property, it retains the minimum 1 metre side space and is unlikely to have a significant impact in the streetscene. The materials proposed are to match the

existing property and the style of the proposal is in keeping with the character of the host dwelling and the surrounding area.

The neighbouring property to the west is set at a lower level than the application site. Members may consider that this is likely to result in some loss of light and overshadowing to the hall area and side windows of the living room and kitchen of No. 75. However, Members are asked to consider whether this aspect is sufficient to warrant refusal, taking into account other windows serving both the living room and kitchen.

The neighbouring property, No. 75 is set back from the front of No. 77 and projects a considerable distance further to the rear. The proposed extension will not extend as far to the rear as No. 75 and is therefore unlikely to result in a loss of light to the rear of this neighbouring property. The neighbouring property to the other side benefits from a single storey rear extension. The proposal is likely to project further to the rear and Members are asked to consider whether the impact on the amount of light enjoyed and on the visual amenities of this property is unduly harmful or is, on balance, acceptable.

Whilst there are other examples of two storey side and rear extensions in the surrounding area, the relationship between buildings in these cases are very different to the relationship between Nos. 75 and 77. Members are asked to consider whether the proposal is likely to result in a loss of privacy, light and prospect to the neighbouring properties or whether the proposal is a sufficient distance and of acceptable design to overcome these points of objection.

In terms of problems of crime and safety, Members may consider that the proposal is unlikely to result in a significant increase in crime or have a detrimental effect on the safety of surrounding residents.

Background papers referred to during production of this report comprise all correspondence on file ref. 09/01251, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- | | | |
|---|-----------------|--|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACI09
ACI09R | Side space (1 metre) (1 insert) western
Reason I09 |
| 4 | ACI13
ACI13R | No windows (2 inserts) western flank extension
I13 reason (1 insert) BE1 |

Reasons for granting permission:

In granting permission the Local Planning Authority has 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:-

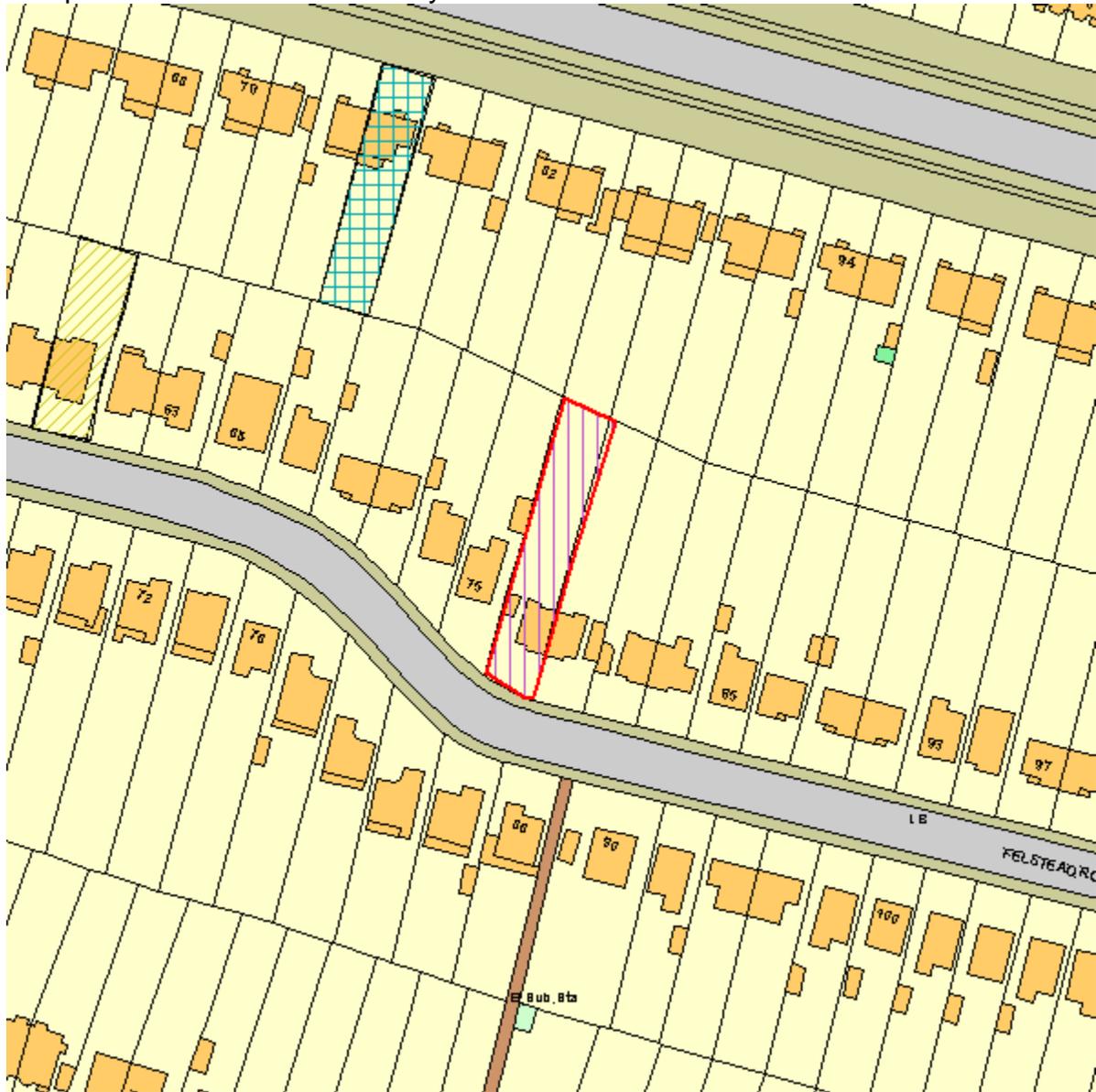
- (a) the appearance of the development in the streetscene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposal due to its size and proximity to neighbouring properties would result in an unacceptable form of development, detrimental to the amount of light, prospect and privacy the occupants of neighbouring properties may reasonably continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.

Reference: 09/01251/FULL6
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