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Agenda Section: 3

Application No: 09/02091 Ward: Orpington

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

OS Grid Ref: E: 546597 N: 165464

Applicant: Mr Graham Yearsley

Objections: Yes

Conservation Area: No

Description of Development:

Single Storey side and rear extensions.

CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

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:

- proposed wall will be along boundary and will dominate our property
- proposal will reduce light to windows in living room
- how will wall be maintained?

Comments from Consultees

There were no consultees for this application.

Planning Considerations

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Schedule 2, Part 1, Class A of the General Permitted Development Order 1995 (as amended)

Planning History

An application for a single storey rear extension at the property was granted planning permission in 2008 under ref. 08/03118.

An application for a single storey front/side extension was refused in 2009 under ref. 09/00646.

A further application for a single storey side/rear extension was also refused in 2009 under ref. 09/1335.

Conclusions

The application requires the Council to consider whether the extension would be classified as permitted development under Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

The application site was visited by the case officer and it was confirmed that the proposal would fall within permitted development tolerances and the Certificate should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03118, 09/00646 and 09/13356, excluding exempt information.

RECOMMENDATION: CERTIFICATE BE GRANTED

- 1 The proposed development is permitted by virtue of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as amended).

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