

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

Application No : 11/02260/FULL6

Ward:
Petts Wood And Knoll

Address : 2 Towncourt Crescent Petts Wood
Orpington BR5 1PQ

OS Grid Ref: E: 544440 N: 167793

Applicant : Mr Chris Jones

Objections : NO

Description of Development:

Single storey detached garage to side

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

The proposed garage will be located toward the north east corner of the rear garden area and incorporate a footprint measuring 4.6m x 12.2m. It will rise to a height of 4.39m incorporating a shallow pitched roof. The plans show that a 1m separation will be maintained to the north and east boundaries. An existing garage and shed would be removed to accommodate the new structure. Access will be provided via a private access road located to the rear of a parade of shops/maisonettes fronting Petts Wood Road. The building is proposed for the purpose of storing the applicant's motorhome which is currently parked on the front drive.

Location

The site is located within the curtilage of a residential dwelling which forms part of the Petts Wood Area of Special Residential Character. The site adjoins the Petts Wood Station Square Conservation Area which is located to the south.

Comments from Local Residents

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

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, BE13, H8, and H10 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design; to ensure that new development adjacent to conservation areas are sympathetic to their setting and do not detract from views into or out of the area; to safeguard the amenities of neighbouring properties; and protect the characteristics of Areas of Special Residential Character.

Planning History

The application property has been substantially enlarged and altered with its recent planning history outlined below.

Reference	Description	Status
02/03068/FULL1	Conversion into 2 separate dwellings (2 and 4 Towncourt Crescent)	Permitted
02/03135/FULL1	Single storey rear extension for conservatory (RETROSPECTIVE APPLICATION)	Permitted
02/03693/FULL1	Side boundary fence (RETROSPECTIVE APPLICATION)	Permitted
03/03288/FULL6	First floor side and rear extension	Permitted
05/00149/FULL6	First floor rear extension (revision to extension granted under ref:03/03288)	Permitted

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.

Policy H10 of the Unitary Development Plan concerning ASRCs states that new development will be required to respect and complement the established and individual qualities of the individual areas, which are set out in Appendix 1 of the UDP. Within Appendix (i) it is stated that development likely to erode the individual quality and character of the ASRCs will be resisted; and (iv) states that the general height of existing buildings in the area shall not be exceeded.

The proposed building will be located within a large plot set away from adjacent dwellings which will help to reduce its impact. Notwithstanding this, Members will wish to pay particular regard to the visual impact of the building within the wider ASRC, in particular from surrounding residential properties. With regard to its impact on the adjoining Conservation Area, the proposed building will be visible from the rear of buildings fronting Petts Wood Road, although given the characteristics of the immediate area and the location of the proposed building –

off a rear access road serving those buildings – it is not considered that the impact on this CA will be detrimental from a visual perspective.

Taking the above into account, on balance, planning permission is recommended.

Background papers referred to during production of this report comprise all correspondence on files refs. 02/03068, 02/03135, 02/03693, 03/03288, 03/03288, 05/00149 and 11/02260, 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 The garage hereby permitted shall be used solely for the accommodation of private motor vehicles and for purposes incidental to the dwelling, and shall not be converted to living accommodation without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan, to ensure that the building is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division of the site into two dwellings.

Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE13 Development adjacent to a Conservation Area
- H8 Residential Extensions
- H10 Areas of Special Residential Character

The development is considered satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relation of the development to adjacent properties;
- (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.

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Address: 2 Towncourt Crescent Petts Wood Orpington BR5 1PQ

Proposal: Single storey detached garage to side

