

SECTION '2' – Applications meriting special consideration

**Application No :** 11/02067/CAC

**Ward:**  
**Petts Wood And Knoll**

**Address :** 8 Wood Ride Petts Wood Orpington  
BR5 1PX

**OS Grid Ref:** E: 545323 N: 168061

**Applicant :** Nicholas Mulholland

**Objections :** YES

**Description of Development:**

Demolition of existing garage, single storey rear extension of single storey conservatory to rear  
CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Chislehurst Road Petts Wood

**Proposal**

The proposal is for the demolition of two existing single storey rear extensions and the detached single storey garage at the property.

**Location**

- The application site is located to the north east of Wood Ride, within the Petts Wood Conservation Area. The property is of a similar design to the other properties in Wood Ride and is a substantial detached, family dwelling.
- The property is located on a bend in the road, resulting in the boundaries being angled away from the dwellinghouse.

**Comments from Local Residents**

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

- impact of demolition on trees

**Comments from Consultees**

The Advisory Panel for Conservation Areas have objected on the basis that there is no suitable replacement.

## **Planning Considerations**

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policies of the Unitary Development Plan are further considerations:

BE9 Conservation Areas

Chislehurst Road, Petts Wood SPG

## **Planning History**

Planning permission was refused at Plans Sub Committee in 2010 for a part one/two storey side, rear extension with elevational alterations and roof alterations to incorporate raising the ridge height and front dormer extension under ref. 10/00447.

Planning permission was granted at Plans Sub Committee in 2010 for a part one/two storey side, rear extension with elevational alterations and roof alterations to incorporate raising the ridge height and rear dormer extension under ref. 10/01287.

## **Conclusions**

The main issue relating to this application is the effect that the demolition of the building would have on the character and appearance of the conservation area.

The extensions and garage are not considered to be of particular architectural merit and make a neutral contribution to the conservation area. Consideration must also be given to the replacement which is considered to be acceptable in that it is unlikely to have an unduly harmful effect on the character of the Petts Wood Conservation Area, or the amenities of neighbouring properties. The proposed extensions may be considered acceptable and Members may consider it appropriate to grant consent for the demolition of the existing structures at the property.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00447, 10/01287, 11/02070 and 11/02067, excluding exempt information.

as amended by documents received on 13.09.2011

## **RECOMMENDATION: GRANT CONSERVATION AREA CONSENT**

subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACG01<br>ACG01R | Comm.of dev-Listed Building and Con.Area<br>Reason G01 |
|---|-----------------|--|

2 AJ05B Justification CONSERV AREA CONSENT

Policies (UDP)

BE11 Conservation Areas

BE12 Demolition in Conservation Area

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