

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

**Application No :** 11/02113/FULL1

**Ward:**  
Cray Valley West

**Address :** 11 Barnesdale Crescent Orpington BR5  
2AU

**OS Grid Ref:** E: 546379 N: 167562

**Applicant :** Ms Helen Greenaway

**Objections :** NO

**Description of Development:**

First floor side extension

Key designations:

**Proposal**

This application is for a first floor side extension to provide an entrance porch. The proposal would project approximately 1.15m to the side and would be 1.4m in depth and would enclose the top level of an existing external staircase which provides access to the property.

**Location**

The property is located to the east of Barnesdale Crescent and is a semi-detached first floor maisonette flat. Properties in the area are primarily semi-detached two storey maisonettes.

**Comments from Local Residents**

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

**Comments from Consultees**

No statutory consultations have been undertaken as part of this application.

**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

In 2009 under planning ref. 09/01404, permission was granted for a single storey detached shed at rear.

## 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.

The proposal would be sited 0.8m to the boundary and as such does not comply with the Council's side space policy (Policy H9) which requires a minimum of 1m distance to the boundary for the full height and width of a first floor side extension. However, the proposal is of a modest scale and would not result in unrelated terracing, with Policy H9 intends to prevent. Due to the modest scale of the proposal it is not anticipated to result in a significant impact on the residential amenities of neighbouring properties.

A number of neighbouring properties have previously constructed similar first floor side extensions including two properties opposite the application site, and as such the proposal is not anticipated to be detrimental to the character of the area or appear incongruous in the streetscene.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref.11/00211, excluding exempt information.

## RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs  
ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application  
ACC07R Reason C07
- 3 ACK01 Compliance with submitted plan

**Reason:** In the interest of the residential amenities of neighbouring properties and the visual amenities of the area, in line with Policies BE1 and H8 of the Unitary Development Plan.

- 4 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

H8 Residential Extensions  
H9 Side Space

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