

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

Application No : 11/02576/FULL6

Ward:
Farnborough And Crofton

Address : 141 Lovibonds Avenue Orpington BR6
8EN

OS Grid Ref: E: 544244 N: 165542

Applicant : Mr Robert Dorling

Objections : YES

Description of Development:

Part one/two storey front, side and rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

- The proposed extension will form an L-shape and project to the side and rear of the existing dwelling. An existing single storey side element will be demolished to accommodate the extension.
- The proposed addition will extend at two storey level approximately 2.65m sideward maintaining a 1.0m gap to the flank boundary.
- At the rear the extension will mainly be single storey and will project 3.0m beyond the rear elevation of the original building and the side addition. Part of the rear extension will be two storeys in height, but fall short of the ground floor element, extending 2.0m beyond the side addition and partially beyond the original part of the dwelling.

Location

The site is located along the northern side of Lovibonds Avenue approximately 60 metres off the junction with Crofton Avenue. The surrounding area is residential in character, and characterised by detached storey dwellings.

Comments from Local Residents

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

- neighbouring conservatory at No 143 will be overshadowed with the light and warmth currently enjoyed lost
- the view currently enjoyed from within the conservatory will be lost
- neighbouring garden patio will be overshadowed and will be a less usable area
- views enjoyed from neighbouring first floor rear bedroom window will be lost
- proposal is excessive in size

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, H8 and H9 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 safeguard the amenities of neighbouring properties; and to ensure that in the case of two storey development an adequate degree of separation is maintained with the flank boundary.

Planning History

There is no significant planning history relating to the application property.

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.

As is noted above objections have been raised in respect of the impact of the proposed development on the living conditions of the adjacent dwelling at No. 143. In particular, concerns have been raised on the basis that the proposed extension will overshadow the neighbouring conservatory at No. 143 which lies just beyond the north eastern boundary and which extends beyond a lounge and dining area. Further concerns have been raised in respect of the visual impact of the proposed development on the first floor rear bedroom window at No. 143 nearest to the party boundary, and on the basis that the garden patio will be overshadowed.

In considering this application it is important to assess the overall impact of the development on the living conditions of No. 143 – located to the north east of the application site, and (aside from its conservatory) maintaining a similar alignment to the application dwelling along its rear elevation. At present, the rear conservatory benefits from direct sunlight for the greater part of the afternoon and has unobstructed views to the east. The proposed extension will restrict sunlight to the latter part of the afternoon and partially obstruct the existing eastward views. With regard to the first floor rear bedroom window, the proposed extension will restrict some direct afternoon sunlight, although a 45 degree line of vision from that window will be maintained toward the east. Whilst it is clear that this extension will lead to some degree of loss of light and prospect in respect of the neighbouring dwelling at No. 143, Members may agree that this resulting loss will be limited, and

not so adverse to warrant refusal in view of its overall depth (which will be restricted to a depth of 3.0m at ground floor level and 2.0m at first floor height).

With regard to its design, the proposed extension will maintain a matching appearance to the host building and adhere to local spatial standards particularly in view of its 1.0m separation to the flank boundary which adheres to Policy H9 (Side Space) requirements. It is therefore not considered that this development will harm the area's character.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/2576, excluding exempt information.

as amended by documents received on 01.09.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
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| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACI12 | Obscure glazing (1 insert) along the first floor north-eastern elevation |
| | ACI12R | I12 reason (1 insert) BE1 |
| 4 | ACI17 | No additional windows (2 inserts) first floor north-eastern extension |
| | ACI17R | I17 reason (1 insert) BE1 |

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
- H8 Residential Extensions
- H9 Side Space

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 the 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;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties

and having regard to all other matters raised.

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