

SECTION '2' – Applications meriting special consideration

Application No : 11/01612/FULL6

Ward:
**Chelsfield And Pratts
Bottom**

Address : 98 Worlds End Lane Orpington BR6
6AR

OS Grid Ref: E: 546240 N: 163371

Applicant : Mr Graham Smith

Objections : NO

Description of Development:

Roof alterations incorporating front dormer extension and alterations to existing rear dormer extension.

Key designations:

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

Proposal

- It is proposed to add a gable end roof extension (with small hip) and flat-roofed front and rear dormers in order to provide additional first floor accommodation
- The front dormer would be similar in size to the existing front dormer which would be retained, while the rear dormer would be an extension of the existing rear dormer which would double its width
- Amended plans were submitted to provide a small hip rather than a full gable end extension.

Location

The property is a semi-detached chalet bungalow and is located on the northern side of Worlds End Lane, which rises up in an easterly direction at this point. It is bounded to the east by a large detached dwelling at No.100, and backs onto its L-shaped rear garden.

The property currently has small front and rear dormers providing first floor accommodation, which are similar to those at the adjoining property, No.96.

Comments from Local Residents

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

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development
H8 Residential Extensions

Planning History

Planning permission was granted in 2006 (ref. 06/02738) for a single storey rear extension.

A current application, which is under consideration elsewhere on this agenda (ref. 11/02850), seeks a Lawful Development Certificate for smaller roof extensions which do not include a front dormer extension. It is recommended that the Certificate be granted.

Conclusions

The main issues in this case are the impact of the proposed roof extensions on the visual amenities of the street scene and the surrounding area, and on the amenities of the occupants of neighbouring residential properties.

Under Policy H8, the enlargement of a roof structure from a hipped design to a gable end and dormer extensions into prominent roof slopes are normally resisted on a semi-detached property where it would unbalance the symmetrical appearance of the pair of dwellings and appear bulky and prominent within the street scene. In this case, the adjoining semi has a fully hipped roof and a small front dormer, and therefore the proposed gable end roof design to No.98 and its additional front dormer would appear bulky and prominent in the street scene, and would unbalance the symmetrical appearance of this pair of dwellings. The small hip provided to the gable roof would not significantly reduce the impact of the proposals within the street scene.

Members should bear in mind that a full gable end roof extension and rear dormer could be provided under "permitted development rights" (see ref.11/02850), however, any front dormer extension would require permission, and this adds to the likely bulky and prominent appearance of the proposals within the street scene. Whilst the dormer has been designed with a flat roof and scale to reflect that of the existing dormer, it is considered to unbalance the appearance of the building.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/02738, 11/01612 and 11/02850, excluding exempt information.

as amended by documents received on 12.09.2011

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal, involving as it does substantial alteration to the existing roof line of the property and an additional front dormer, would be detrimental to the symmetrical appearance of this pair of semi-detached dwellings and to the street scene generally, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

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