

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

Application No : 11/02375/FULL6

Ward:
Farnborough And Crofton

Address : 38 Mada Road Orpington BR6 8HQ

OS Grid Ref: E: 543879 N: 165384

Applicant : Mr Simon Walker

Objections : YES

Description of Development:

First floor rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Historic Flooding
London City Airport Safeguarding
Ravensbourne FZ2 and FZ3
River Centre Line

Proposal

- The application property has an existing single storey rear extension across the full width of the property which projects 4.5m to the rear, and it is proposed to add a first floor extension over it
- The extension would have a full pitched roof, and would be set back 2.4m from the south-eastern flank boundary with No.40, and 0.5m from the north-western flank boundary with No.36.
- No windows are proposed in the side elevations of the extension, but new first floor windows to bathrooms are proposed in the existing flank walls of the dwelling.

Location

This detached property is situated on the south side of Mada Road, close to the junction with Pondfield Road, and is bounded to the east and west by properties which have each extended to the rear. The surrounding area is largely characterised by detached two storey dwellings set close to the boundary on one side, but open or with single storey structures to the other side.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from the occupiers of No.36 which can be summarised as follows:

- loss of outlook from first floor side landing window
- overshadowing of rear patio and conservatory during the morning
- proposed first floor side bathroom window in existing north-western flank elevation would look into landing window.

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
H9 Side Space

Planning History

Permission was refused in 1988 (ref. 88/01487) for a two storey rear extension to this property which projected 3.66m to the rear, on grounds relating to the lack of a 1m side space, and the detrimental impact on the amenities of adjoining residents by reason of visual impact.

Permission was granted in 2008 (ref. 08/00829) for a single storey side/rear extension which has now been built.

Conclusions

The main issues in this case are the effect that it would have on the character and spatial standards of the surrounding area, and on the amenities of the occupants of neighbouring properties.

The proposed first floor extension is confined to the rear, and although it would not strictly speaking comply with the Council's side space policy on its north-western side (as it would come within 0.5m of the side boundary), the extension would be set wholly behind the existing dwelling, and therefore, the character and spatial standards of the surrounding area would not, in this instance, be affected.

With regard to the impact on neighbouring properties, the proposed first floor rear extension would be 4.5m deep, however, the dwellings on either side are set further back into their sites than No.38, thus lessening the impact. The adjacent dwellings have also extended to the rear since the two storey rear extension to No.38 was refused in the 1980s (No.36 extended in 2003 under ref. 03/03451, and No.40 in 2002 under ref. 02/00107), therefore, the impact of the current proposals would not be so great.

No.36 to the west has a single storey side/rear extension which projects some distance to the rear adjacent to the boundary with No.38 (as it joined onto an existing detached garage in the rear garden), and is set at a slightly higher level.

The closest first floor windows in the rear elevation of this property are obscure glazed, and the only window directly affected would be the side landing window facing No.38 which is clear-glazed. Although the outlook from this window would be affected to some degree, it is not a primary window to a main living area, and the impact is not, therefore, considered to be unduly harmful.

The patio and rear conservatory to No.36 are already shielded to a certain degree from No.38 by their existing single storey rear extension, and the proposals are not considered to have any significant additional impact.

With regard to the impact on No.40, the rear wall of this dwelling is set significantly further back than the existing rear of No.38, and it has a deep single storey rear extension adjacent to the boundary with No.38. The proposed first floor extension would be set back 2.4m from the side boundary with this property, and it is not, therefore, considered to have a detrimental impact on the amenities of the adjoining residents.

In conclusion, the proposed extension is not considered to have a detrimental impact on the character and spatial standards of the surrounding area, nor on the amenities of adjoining residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 88/01487, 08/00829 and 11/02375, 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 | ACI12 | Obscure glazing (1 insert) | in the existing first floor flank elevations of the dwelling | |
| | ACI12R | I12 reason (1 insert) | BE1 | |
| 4 | ACI13 | No windows (2 inserts) | flank first floor rear extension | |
| | ACI13R | I13 reason (1 insert) | BE1 | |

Reasons for granting permission:

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

- H8 Residential Extensions
- BE1 Design of New Development
- H9 Side Space

The development is considered to be satisfactory in relation to the following:

- (a) the visual impact in the street scene
- (b) the impact on the amenities of the occupiers of nearby residential properties,

and having regard to all other matters raised, including neighbours concerns.

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