

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

Application No : 11/02867/FULL6

Ward:
Petts Wood And Knoll

Address : 59 Mayfield Avenue Orpington BR6 0AH

OS Grid Ref: E: 545603 N: 166409

Applicant : Mr And Mrs Gupta-Shodhan

Objections : YES

Description of Development:

Part one/two storey front, side and rear extension with Juliet balcony to rear. Front porch, creation of basement level, roof alterations and elevational alterations (Revision of planning permission of 10/02541)

Key designations:

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

Proposal

- The majority of this proposal has been constructed. However, changes are proposed to the single storey rear element of the proposal which has not yet been constructed.
- The changes include an increase in the depth by approximately 0.3 metres, an increase in the maximum height of the roof by approximately 0.4 metres and alterations to design of the extension.
- The conservatory style structure now includes a mono-pitched roof and a brick wall with clear glazing above the flank elevation.
- All other aspects of the proposal remain as approved.

Location

- The application site is located to the east of Mayfield Road and on the corner of Eastcote.
- The property is a detached family dwellinghouse and is similar in size and design to others in the surrounding area.
- The property is adjacent to Eastcote, a narrow road leading to a close of 5 properties.
- The properties in the area are set in long plots and mainly fill the width of the plot.

Comments from Local Residents

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

- objections to design
- loss of privacy

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

Planning permission was granted for a two storey rear extension and single storey side and rear extensions with first floor balcony in 2002 under ref. 02/01365.

Planning permission was granted for a part one/two storey side and rear extension in 2003 under ref. 03/03266.

Planning permission was granted for a part one/two storey side and rear extension in 2010 under ref. 09/03097.

Planning permission was granted for a part one/two storey front, side and rear extension with Juliet balcony to rear. Front porch, creation of basement level, roof alterations and elevational alterations in 2010 under ref. 10/02541.

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.

This application is to assess the changes to the single storey extension to the rear of the property. Given that the other elements of the proposal will not be altered, these will not be reported.

It is considered that the alterations to the single storey rear element will not substantially alter the overall scheme or the amount of development at the property. The eaves height of the extension will be approximately 0.1 metres higher than the eaves height of the previously approved single storey rear extension, the doors are to be located in a similar position and the ridge height has been increased by approximately 0.4 metres. The glazing to the side is clear glazed.

The application site is considerably lower than the neighbouring property to the south and whilst the extension will be visible from this property, a large amount of it will be behind the existing boundary fence. It may be considered that the alterations to the conservatory are unlikely to result in a significant amount of overlooking or loss of privacy for the neighbour to the south and whilst the upper part of the flank wall will be glazed, given the ground level of the application site as well as the separation from the boundary (approximately 0.9 metres), Members may consider this sufficient to prevent a harmful loss of privacy.

The increase in depth will bring the single storey element slightly beyond the rear wall of the two storey element. Given the orientation of the property in relation to the neighbour, the ground levels and separation, the increase in depth is not considered to have a further impact in terms of light or visual amenity. The design of the conservatory is considered to be in keeping with the host dwelling and unlikely to be an obtrusive feature. Members may therefore consider that the proposed alterations are acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 94/00618, 94/02382, 01/03773, 02/01365, 03/03266, 04/03222, 09/03097, 10/02541 and 11/02867, excluding exempt information.

as amended by documents received on 25.10.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | | | |
|---|--------|--|-------|------------|-----------|--------|
| 1 | ACA01 | Commencement of development within 3 yrs | | | | |
| | ACA01R | A01 Reason 3 years | | | | |
| 2 | ACC04 | Matching materials | | | | |
| | ACC04R | Reason C04 | | | | |
| 3 | ACI14 | No balcony (1 insert) | the | rear | extension | hereby |
| | | permitted | | | | |
| | ACI14R | I14 reason (1 insert) | BE1 | | | |
| 4 | ACI17 | No additional windows (2 inserts) | flank | extensions | | |
| | ACI17R | I17 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:

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

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

- (a) the appearance of the development in the streetscene
- (b) the relationship of the development to 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

and having regard to all other matters raised.

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