

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

Application No : 11/02820/FULL6

Ward:
Petts Wood And Knoll

Address : 37 Lynwood Grove Orpington BR6 0BD

OS Grid Ref: E: 545403 N: 166410

Applicant : Mr And Mrs Gadkary

Objections : YES

Description of Development:

Part one/two storey front, side and rear extensions with steps to front. Increase in roof height. Additional vehicular access and hard standing

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Tree Preservation Order

Proposal

- The proposal involves extensions to the front, side and rear of the dwelling.
- At the front, the existing garage will be brought forward by 0.6m and the first floor above will be partially extended over an existing flat roof by 2.0m. The single storey utility room along the northern side of the dwelling will be extended forward and a pitched roof will be added above.
- A part one/two storey extension will be added to the rear which will project a maximum 4.5m in depth, although its depth will be more restricted closer to the flank boundaries.
- The roof above much of the enlarged dwelling will be altered to form a hipped design with its overall ridge height increased by a maximum of 0.8m.

Location

The site is located along the western side of Lynwood Grove – a wholly residential street situated to the west of Orpington Town Centre. The road is characterised by substantial detached houses, many of which have been altered and enlarged.

Comments from Local Residents

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

- loss of light to neighbouring patio, dining area and bedroom
- overlooking toward neighbouring rear garden
- proximity of extension to the boundary will impair visual amenities to neighbouring dwelling
- concerns that extension could undermine neighbouring property

Comments from Consultees

No technical Highways objections raised

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 to the flank boundary.

Planning History

Under ref. 86/02519, planning permission was granted for a first floor side extension to be built within approximately 12” of the southern flank boundary.

More recently, under ref. 11/02224, a proposal involving part one/two storey front and rear extensions and an increase in the roof height was withdrawn by the applicant.

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.

In view of their location and depth it is not considered that the proposed extensions will adversely affect neighbouring amenity: it is considered that an adequate separation will be maintained to the dwellings either side with the rear addition maintaining a modest projection beyond the existing building. In comparison to the previous withdrawn application, the extent of works adjacent to the dwelling at No 39 has been reduced, particularly in relation to the depth of the utility room (which will not be extended rearward) and the first floor northern bedroom whose depth will be restricted to 2.6m. With regard to the neighbouring property at No 35, it is considered that the depth of the extension nearest to the southern boundary is modest (1.7m at ground floor level, and 1.4m at first floor level) and will not significantly impinge on its amenities, in terms of loss of light or visual impact.

Turning to the impact of the development on local character, it is noted that the first floor dressing room extension (above the garage) will maintain a separation of less than 1.0m in relation to the flank boundary – in line with the existing building. Whilst this will reduce the gap to No 35 alongside where it is built, given its overall projection and set-back from the frontage, it is not considered that its visual impact

will be so severe to significantly undermine the openness and spatial standards which characterise this part of Lynwood Grove. On the whole the design of the enlarged dwelling is considered acceptable in relation to the existing property, and this will be of similar design to a number of enlarged dwellings along the road. Whilst the ridge height will increase, the enlarged roof will maintain a similar alignment to neighbouring structures whose plots rise from south to north.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/02224 and 11/02820, excluding exempt information.

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 | ACI13 | No windows (2 inserts) first floor flank extensions |
| | ACI13R | I13 reason (1 insert) BE1 |
| 4 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 5 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |

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

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.

INFORMATIVE(S)

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| 1 | RDI16 | Contact Highways re. Crossover |
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