

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

Application No : 11/02690/FULL6

Ward:
Farnborough And Crofton

Address : 70 Newstead Avenue Orpington BR6
9RN

OS Grid Ref: E: 544965 N: 165463

Applicant : Mr Timothy Gould

Objections : YES

Description of Development:

Part one/two storey/first floor side/rear extensions, single storey rear extension and pitched roof over existing garage

Key designations:

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

Proposal

- It is proposed to add a first floor/two storey side extension for the full depth of the dwelling which would also extend 2.3m beyond the main rear wall of the dwelling over the existing ground floor extension
- The two storey element at the side would be set back 3.3m from the front of the dwelling, with a curved feature to the front, and would maintain a 1.3m separation to the side boundary with No.72
- A single storey extension would also link the dwelling with the detached garage, while a further 2.4m deep single storey rear extension would infill the gap between the rear two storey extension and the side boundary with No.68
- Revised plans have been submitted to show this as a party wall which has the full support of the neighbour who may wish to extend in the future.

Location

This semi-detached property is located on the north-western side of Newstead Avenue, and is of a chalet bungalow style which is typical of the surrounding area. It has a side access drive leading to a detached garage set just behind the house.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from the occupiers of No.68 who raised concerns about the small gap left between the proposed single storey rear extension and their property in terms of maintenance and difficulty of further construction. These issues have been addressed by the submission of the revised plan which shows the side wall of the extension as a party wall with No.68, and the neighbour now supports the application.

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

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.

The first floor side extension would be similar to that granted at the adjoining semi (No.68), and although it would have a higher roof, this would not be so significant as to unbalance the symmetry of this pair of dwellings.

The two storey side extension would be set back 1.3m from the side boundary with No.72, and the significant set-back and curved design would give a subservient appearance to the extension. The single storey link extension to the garage at the rear would extend up to the side boundary, and this aspect would not, strictly speaking, comply with the side space policy (H9). However, the link extension would be set back 8.9m from the front of the house, and would not, therefore, be very visible in the street scene.

The first floor rear extension would project 2.3m to the rear and would be set back 2.8m from the side boundary with No.68 (which has a similar extension), and is not considered to have a detrimental impact on the amenities of the adjoining property. The single storey rear infill extension would be set on the boundary with No.68, but would project only 2.4m to the rear which is not considered to be excessive, and the adjoining neighbour raises no objections.

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

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02690, excluding exempt information.

as amended by documents received on 01.09.2011

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 ACI12 Obscure glazing (1 insert) at first floor level in the south-
 western flank elevation
 ACI12R I12 reason (1 insert) BE1
- 4 ACI13 No windows (2 inserts) north-eastern flank first floor
 and single storey rear extensions
 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:

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

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

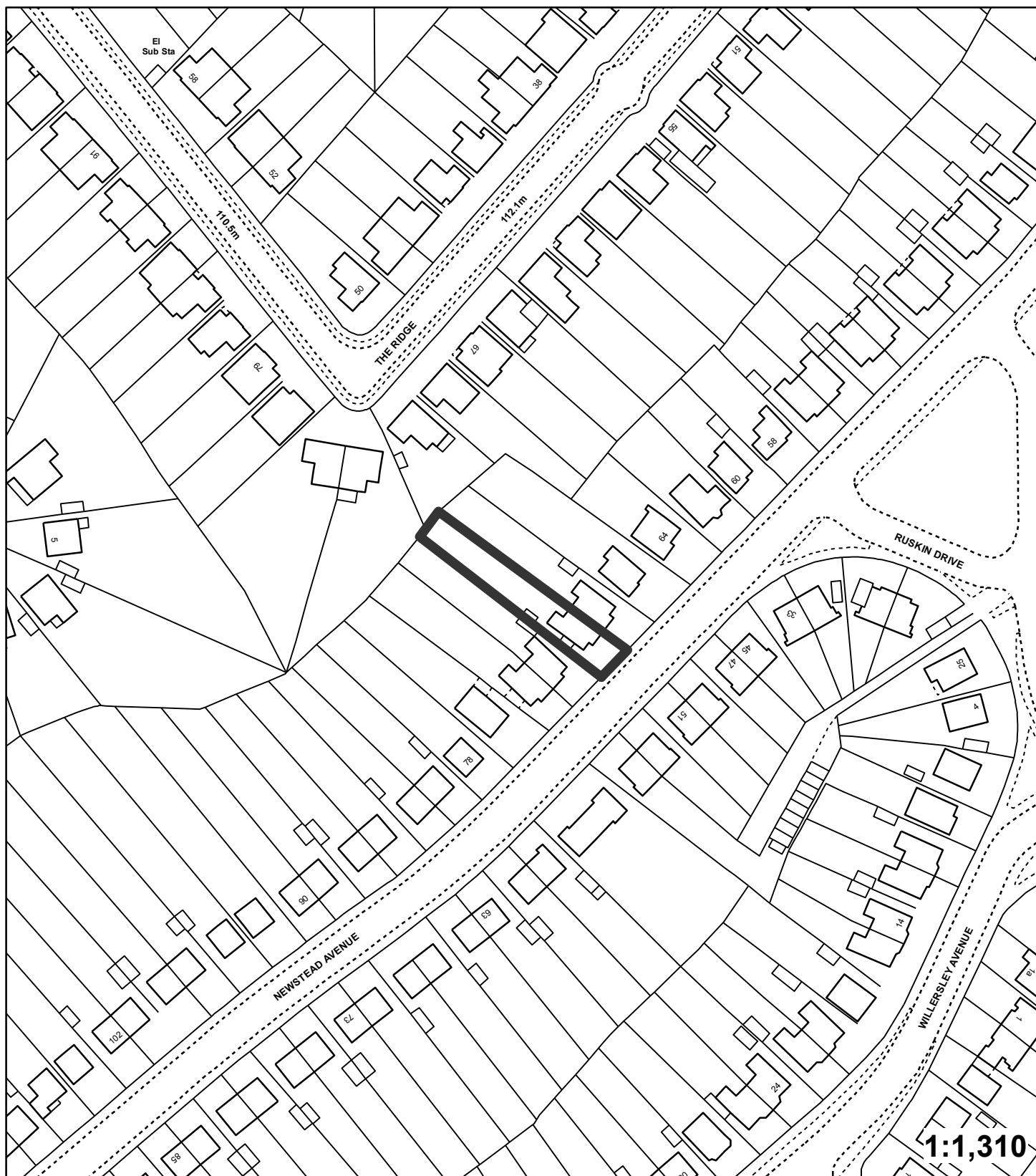
- (a) the visual impact in the street scene
- (b) the impact on the amenities of the occupiers of nearby residential properties

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

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