

SECTION '2' – Applications meriting special consideration

Application No : 11/03323/FULL6

Ward:
Orpington

Address : 49 Goddington Lane Orpington BR6
9DT

OS Grid Ref: E: 546712 N: 165096

Applicant : Mr R Akers

Objections : YES

Description of Development:

Two storey extensions and single storey front extension with increase in roof height to form a two storey dwelling with accommodation in roof space

Key designations:

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

Proposal

- The proposal would increase the height of the dwelling from 6.4m to 8.5m.
- The extensions will provide a second floor with accommodation in the roof space.
- A side/rear extension will square off the dwelling and the extension will provide a fully hipped roof.
- Extensions to the front of the building will provide a porch, extended garage and front bay window.

Location

The application site is on the north side of Goddington Lane. The site comprises a detached bungalow in an area characterised by two storey and single storey detached dwellings. To the west of the site are the grounds of St. Olave's School.

Comments from Local Residents

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

- overdevelopment
- disproportionate scale and bulk
- overshadowing and loss of light

- loss of privacy and overlooking

Comments from Consultees

None.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions), H9 (Side Space) and G8 (Urban Open Space) of the adopted Unitary Development Plan.

Planning History

There is no recent and relevant planning history on the site.

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 area is characterised by a mix of development, mainly detached bungalows and two storey houses. It is therefore considered that the principle of forming a 2 storey house would not appear out of character. The adjacent property at No. 51 is an orthodox two storey house and to the west are the grounds of St. Olaves School. In respect to the street scene therefore the proposal would not be detrimental, nor would it be harmful to the character of a particular group of bungalows. The height of the house will be similar to that at No. 51. To the west, the flank boundary is heavily screened with fir trees and therefore the views to and from the adjacent school, which is designated as Urban Open Space, would not be severely impacted upon. The proposal provides the required 1m side space to each side.

In respect to neighbouring amenities, the primary impact will be to the adjacent dwelling at No. 51. This property possesses first floor flank windows following an extension built under permission ref. 04/04827, however these all serve bathrooms and a landing area, and are obscurely glazed. The front facing windows at first floor level above the garage serves a bedroom. There will be a loss of outlook and some degree of loss of light from these particular windows, however the bedroom is served by an additional source of light and outlook via a rear window and this is considered acceptable on balance. A condition can be imposed to prevent the facing hallway window from being capable of opening and obscure glazed in order to secure privacy to this bedroom.

The ground floor at No. 51 possesses one facing flank ground floor window and this serves the hallway in front of the garage. There is also an obscurely glazed flank door which would not be seriously affected and this serves a utility room which also benefits from a rear facing window. It is considered that the impact of the development would be acceptable on balance and the resulting relationship

between the two dwellings would not be untypical of a suburban area. The two storey development towards the front will step away from the flank boundary in a similar way to the building at No. 51 and this will provide a separation to reduce this impact further.

Although the front extension will not project beyond the established building line, the rear extension will result in a dwelling that projects beyond the rear building line of No. 51 by approximately 2m. In light of the separation between the dwellings, this is not considered likely to result in a visual impact or loss of prospect from the rear windows.

The proposed rear windows and dormer in the roof space are considered to be significantly distanced from the property at No. 1 Wyvern Close and there is adequate boundary screening at the rear of the site, therefore no serious overlooking is considered to result.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. It is therefore recommended that planning permission be granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03323, excluding exempt information.

as amended by documents received on 12.12.2011

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 ACI09 Side space (1 metre) (1 insert) western and eastern two
 storey
 ACI09R Reason I09
- 4 ACI11 Obscure glaz'g/details of opening (1 in) in the first floor
 eastern flank elevation
 ACI11R Reason I11 (1 insert) BE1
- 5 ACI12 Obscure glazing (1 insert) in the first and second floor flank
 windows
 ACI12R I12 reason (1 insert) BE1
- 6 ACI17 No additional windows (2 inserts) flank extensions
 ACI17R I17 reason (1 insert) BE1
- 7 ACK01 Compliance with submitted plan

Reason: In the interest of the amenities of nearby residential properties and in the interest of the visual amenities of the area.

Reasons for granting permission:

In granting planning 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
- G8 Urban Open Space

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

- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed
- (d) the impact on the openness of the adjacent Urban Open Space

and having regard to all other matters raised.

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