

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

Application No : 11/02804/FULL6

Ward:
Biggin Hill

Address : 7 Nelson Close Biggin Hill TN16 3LS

OS Grid Ref: E: 542220 N: 158826

Applicant : Mr Victor Agius

Objections : YES

Description of Development:

Single storey front/side extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area

Proposal

This proposal is for a single storey front/side extension which would provide an attached double garage and entrance hallway connecting to the main dwellinghouse. The proposal would have a total width of 6.85m, maximum depth of 7.4m and maximum height of 3.5m and is shown on the submitted plans as being constructed right to the boundary with No. 40 Allenby Road.

Location

The property is located to the west of Nelson Close, which is a cul-de-sac comprised of detached bungalows of a similar scale and architectural style, many of which have constructed detached garages in line with the principal elevation.

Comments from Local Residents

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

- issues relating to the positioning of a boundary with No. 40 Allenby Road.
- letter of support as the proposal would improve the street scene.

Comments from Consultees

No objections were raised from a highways perspective.

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

Planning History

There is no recent planning history relating to this property.

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.

A number of objections have been raised in relation to the positioning of the boundary between the application site and No. 40 Allenby Road, with both parties disputing the boundary location. However, boundary disputes cannot be taken into consideration when assessing a planning application.

The proposal would project approximately 1.1m beyond the principal elevation of the main dwellinghouse as does the existing detached garage. A number of neighbouring properties have constructed detached and attached garages of a similar scale to that proposed with No. 6 having also constructed a detached garage which projects beyond the front elevation of the main dwellinghouse. Given the orientation of the properties within the cul-de-sac there is no established front building line and the proposal is not anticipated to appear incongruous in the street scene or be detrimental to the overall appearance of the dwellinghouse.

The proposal is modest in scale and height and given its location and relationship with the neighbouring properties No. 6 Nelson Close and No. 40 Allenby Road located to the south, the proposal is anticipated to have a negligible impact on the residential amenities of these properties.

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.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02804, excluding exempt information.

As amended by documents received on 29.11.11

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 | ACK01 | Compliance with submitted plan |

Reason: In the interests of the visual amenities of the area and the residential amenities of the adjoining properties.

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 |

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

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (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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