

SECTION '2' – Applications meriting special consideration

**Application No :** 11/03374/FULL6

**Ward:**  
**Farnborough And Crofton**

**Address :** 15 Starts Hill Avenue Orpington BR6  
7AU

**OS Grid Ref:** E: 543929 N: 164530

**Applicant :** Ms Lucy Rogers

**Objections :** YES

**Description of Development:**

Part one / two storey front, side and rear extension

Key designations:

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

**Proposal**

Permission is sought for a part one part two storey front, side and rear extension to provide an enlarged living area and internal garage at ground floor level with an additional bedroom and en-suite to the first floor.

The front extension consists of a porch and forward projection for the proposed garage with a depth of 1.2 metres and a width of 7.1 metres. A pitched roof is proposed and this element involves the relocation of the front door from the flank elevation to the principal elevation.

The side element has a width of 3.7 metres and an overall depth of 11.5 metres at ground floor level and 8.1 metres at first floor level. The ground floor element projects 4.5 metres beyond the existing rear elevation, with the first floor element projecting some 1.2 metres. A side space of between 1.09 metres and 0.94 metres is proposed.

The single storey rear element has a rearward projection of 3.5 metres and adjoins the side element. The extension runs the full width of the existing dwelling and the proposed side element to give a total width of 11.3 metres and features a flat roof design.

**Location**

The application site is located to the northern edge of Starts Hill Avenue at the point where later development is marked by a change in the road layout. The site features a two storey semi-detached dwelling.

### **Comments from Local Residents**

The adjoining owner at 14 Pinecrest Gardens has objected to the proposal on the grounds that it would have a detrimental impact upon the daylight to the neighbouring property due to overshadowing.

### **Comments from Consultees**

No objections are raised from a Highways perspective with regard to the change in parking arrangements and the proposed garage, subject to condition.

### **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
- T3 Parking

### **Planning History**

This application is a revised scheme following the refusal of application reference 11/02776 on the grounds that:

“The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.”

It should also be noted that a number of planning applications incorporating two storey side extensions have been permitted within Starts Hill Avenue including the adjoining property at No.13 (reference 03/01815) and most recently at No.3 (reference 09/01614).

### **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 application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The proposed single storey front extension primarily consists of a porch with the pitched roof being incorporated into the front elevation of the proposed garage within the two storey side element. The forward projection is relatively modest and would not result in a loss of parking and is not considered to be out of character with the area or the host dwelling.

The single storey rear extension is also relatively modest at 3.5 metres in depth. The neighbouring property at No.13 does not have a rear extension and it is noted that the existing boundary treatments are quite open, with low level fencing. Although this element would have an impact upon the neighbouring property's amenity, it is not considered that the proposed depth is excessive and that given the orientation of the two properties it is unlikely that any impact would result upon the daylight received by No.13. As such it is considered that this element is acceptable.

A part one, part two storey side extension is also proposed. To the rear this is predominantly a single storey extension with the two storey element projecting some 1.2 metres beyond the existing rear elevation. Following the refusal of the previous proposal, the width of this element has been reduced to 3.5 metres.

Although some overshadowing will result from the proposal, it is considered that due to the orientation of the application site to the property to the eastern boundary, 14 Pinecrest Gardens, this will occur predominately in the late afternoon during Autumn and Winter. It is considered that the proposal will not result in an unacceptable impact upon the neighbouring amenity.

The two storey part of the side extension achieves a side space of between 1.2 metres and 1.05 metres with the proposed garage has an internal width of 3.2 metres which exceeds the minimum 2.6 metres at outlined by Appendix II of the adopted Unitary Development Plan.

The proposed scheme has had an overall reduction in width of between 200mm and 300mm over the previously refused scheme in order to overcome the refusal ground of application reference 11/03374. It is considered that the requirements of Policy H9 are now satisfied and that the refusal ground has been overcome.

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 files refs. 11/02776 and 11/03374, excluding exempt information.

## 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     ACH03       Satisfactory parking - full application  
      ACH03R     Reason H03
- 4     ACH32       Highway Drainage  
      ADH32R     Reason H32
- 5     ACI13       No windows (2 inserts)       eastern flank   development  
      ACI13R     I13 reason (1 insert)   BE1 and H8
- 6     ACK01       Compliance with submitted plan

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the amenity of neighbouring properties.

- 7     AJ02B       Justification UNIQUE reason OTHER apps

Policies UDP

- BE1   Design of New Development
- H8    Residential Extensions
- H9    Side Space
- T3    Parking

## INFORMATIVE(S)

- 1     RDI07       1 metre side space

**Application:**11/03374/FULL6

**Address:** 15 Starts Hill Avenue Orpington BR6 7AU

**Proposal:** Part one / two storey front, side and rear extension

