

SECTION '2' – Applications meriting special consideration

**Application No :** 11/03483/FULL6

**Ward:**  
**Orpington**

**Address :** 96 Eton Road Orpington BR6 9HF

**OS Grid Ref:** E: 546990 N: 164541

**Applicant :** Mr And Mrs Mearns

**Objections : NO**

**Description of Development:**

Two storey side extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area

**Proposal**

Permission is sought for a two storey side extension. The proposal has a width of 1.69 metres and an overall depth of some 7.2 metres with a hipped roof design incorporated into the existing dwelling. A separation of 0.325 metres has been allowed to the eastern boundary.

To the rear of the flank elevation the property benefits from an existing single storey side element to the boundary which is to be included within the proposed extension. To the rear of this is a further single storey projection featuring a store and outside W.C., which is to be retained.

**Location**

The application site is located to the southern edge of Eton Road, opposite the junction with Stowe Road, and features a two storey semi-detached dwelling. To the eastern boundary is the access road to The Highway Primary School.

**Comments from Local Residents**

No comments have been received from local residents.

**Comments from Consultees**

No consultations have been undertaken.

**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

### **Planning History**

There is no planning history for the 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.

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 extension would be a continuation of both the rear and front building lines with a projection of some 1.7 metres from the existing flank elevation. Within the context of the host dwelling it is considered that the width of the proposal is relatively modest and the design of the extended roofline would maintain the hipped nature of the property. As such it is considered that the proposal is satisfactory in terms of design.

The principle consideration is that of the side space allowed to the eastern boundary, that of 0.325 metres. Policy H9 normally seeks a 1 metre side space for the full height and length of the flank wall of the building where the proposal is for two storeys or more. The reasons for this are threefold. Firstly, so that unrelated terracing can be prevented, which would otherwise result in a cramped form of development. Secondly, so that an adequate level of separation is maintained between properties to ensure the privacy and amenity of neighbouring residents. Thirdly, to protect the spatial standards and visual amenity of the area.

Although the proposal falls short of the normally expected 1 metre side space, the character of the area and the adjoining access road must be taken into account. The eastern boundary adjoins the access road to The Highway Primary School, which is located on the land to the rear of Eton Road. This access road runs for the length of the application site and features a road flanked by good sized, tree lined grass verges to either side. The total width of the access road is some 12 metres, with the grass verge adjoining the site measuring some 3.5 metres in width.

It is considered that the presence and nature of this access road greatly reduces the impact of the proposed extension and as such the proposal would not result in a cramped form of development which would lower the spatial standards of the

area. Furthermore, no terracing would occur and, given the width of the access road and the presence of a number of mature trees, overlooking is unlikely to occur to the next property at No.98.

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 or spatial standards of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03483, 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      ACI13      No windows (2 inserts)      eastern flank      development  
ACI13R      I13 reason (1 insert)      BE1 and H8
- 4      Before the development hereby permitted is first occupied the proposed window(s) located to the eastern flank elevation of the development shall be obscure glazed in accordance with details submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties and openings should be at high level.  
ACI11R      Reason I11 (1 insert)      BE1 and H8
- 5      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.
- 6      AJ02B      Justification UNIQUE reason OTHER apps

Policies (UDP)

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

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