

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

Application No : 12/00165/MATAMD

Ward:
Farnborough And Crofton

Address : 3 Meadow Way Orpington BR6 8LN

OS Grid Ref: E: 543058 N: 165242

Applicant : Mrs Lesley Lay

Objections : YES

Description of Development:

Minor Material Amendment - Elevational alterations to include raising threshold of garage door, lowering of ground floor windows, timber front door and single storey chimney stack. Increase in internal size of loft room to provide bedroom, bathroom and store room, and additional side roof light.

Key designations:

Conservation Area: Farnborough Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

- This application has been 'called in' to Plans Sub Committee by a local ward Councillor.
- Planning permission was granted for a replacement detached four bedroom dwelling with integral garage and loft room under reference DC/11/01887/FULL1 at Plans Sub Committee 2 on 1st September 2011.
- This application seeks approval for a minor amendment for revisions to the level of the ground floor windows, raising of the threshold of the garage door, an additional side roof light, timber front door, single storey chimney stack and increase in the internal size of the loft room to provide bedroom, bathroom and store room.

Location

- The application site is located to the north west of Meadow Way and previously sited a relatively large, chalet style detached dwelling with attached garage. This has now been demolished.
- The site falls within the Farnborough Park Conservation Area. Meadow Way is comprised of a number of different sized properties, some of which are original 1930's dwellings and others are more modern.

- The majority of properties are set back in the plot allowing open frontages, giving the road a park feel.
- The area is characterised by spatial plots with good separations between the dwellings.

Comments from Local Residents

- Would set a precedent for small plots having five bedroom houses on them
- 5 bedrooms would lead to more cars
- Would lead to dangerous road conditions in Meadow Way
- “Park –like” environment will be lost
- Approach to planning is unacceptable and should not be encouraged

Comments from Consultees

- The Advisory Panel for Conservation Areas have made no comment on the application.
- No objections have been raised by the Council's Highway Engineers.

Planning Considerations

The application is to be determined in accordance with the following policies within the Unitary Development Plan:

BE1 Design of New Development
 H7 Housing Density and Design
 H9 Side Space
 T3 Parking
 T18 Road Safety
 NE7 Development and Trees

From a heritage point of view, there are no objections raised. There are no objections from a Tree preservation point of view.

Planning History

Conservation Area Consent was refused in March 2011 for the demolition of the existing property under reference DC/11/00026/CAC.

Planning permission was refused for the erection of a four bedroom detached dwelling with integral garage under reference DC/11/00027/FULL1.

Conservation Area Consent was refused in June 2011 for the demolition of the existing property under reference DC/11/01461/CAC.

Planning permission was refused for the erection of a four bedroom detached dwelling with integral garage under reference DC/11/01337/FULL1.

Conservation Area Consent was granted in September 2011 for the demolition of the existing property under reference DC/01888/CAC.

Planning permission was granted in September 2011 for a replacement detached four bedroom dwelling with integral garage and loft room under reference DC/11/01887/FULL1.

Conclusions

As the principle of development in the manner proposed has already been accepted under reference DC/11/01887/FULL1, the main issue for consideration in this case will be the effect of the proposed amendments on the amenities of nearby residents and the effect on the character of the surrounding conservation area. The size and scale of the property will not change from the previously approved scheme. All alterations proposed (other than the single storey chimney stack) are within the structure permitted under reference DC/11/01887/FULL1.

The proposed lowering of the ground floor windows and raising of the garage threshold are considered to have very little impact on the appearance of the dwelling. These aspects are also considered to have no further impact on the visual amenities, light or privacy enjoyed by neighbouring properties. The single storey chimney which has a maximum height of 2.1 metres is considered to be a minor addition to the approved scheme. It is not considered to significantly alter the development nor is it considered to result in further impact on the visual amenities or light enjoyed by the neighbouring property.

The final external alteration is the insertion of an obscure glazed roof light to the south western side roof slope. The roof light has a limited opening capacity. This is not considered to materially alter the appearance of the dwelling and is unlikely to result in overlooking given the height, obscurity and angle of the roof light. The approved application illustrates a room within the roof space. However, the internal dimensions of the roof space have been increased to provide a bedroom, bathroom and store room. These works do not affect the external appearance of the property and whilst this amendment results in an additional bedroom, the previous approval also included a habitable room within the roof space. The site has a large frontage and an integral garage forms part of the approved dwelling. It is considered that there is ample on-site parking for the size of the property and as Meadow Way is a private road, there are no highway restrictions in the surrounding area.

In order to be considered as a minor material amendment, it is necessary that the changes are not of a scale and nature that results in a development which is substantially different from what has been approved. In this case, the alterations proposed are considered to be minor in their nature.

The character of the development would remain consistent with the approved scheme, and the alterations to the external appearance of the property are considered to be minor and unlikely to impact detrimentally on the amenities of neighbouring properties or the character of the surrounding conservation area.

Background papers referred to during production of this report comprise all correspondence on files refs. DC/11/00026/CAC, DC/11/00027/FULL1,

DC/11/01461/CAC and DC/11/01337/FULL1, DC/11/01888/CAC, DC/11/01887/FULL1, DC/12/00165/MATAMD, excluding exempt information.

as amended by documents received on 15.03.2012

RECOMMENDATION: MINOR AMENDMENT APPROVED

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA05 Landscaping scheme - implementation
ACA05R Reason A05
- 3 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 5 ACC03 Details of windows
ACC03R Reason C03
- 6 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 7 ACD04 Foul water drainage - no details submitt
ADD04R Reason D04
- 8 ACI02 Rest of "pd" Rights - Class A, B,C and E
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of surrounding residents.
- 9 ACI12 Obscure glazing (1 insert) to both the first floor flank elevations
ACI12R I12 reason (1 insert) BE1
- 10 ACI17 No additional windows (2 inserts) flank dwelling
ACI17R I17 reason (1 insert) BE1
- 11 ACK01 Compliance with submitted plan
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of surrounding residents.

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
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

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

- (a) the relationship of the development to adjacent properties

- (b) the character of the development in the surrounding area
- (c) the impact on the conservation area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the impact on pedestrian and vehicular safety
- (f) the transport policies of the UDP
- (g) the housing policies of the UDP

and having regard to all other matters raised.

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