

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

**Application No :** 12/00811/FULL6

**Ward:**  
Farnborough And Crofton

**Address :** 15 St Thomas Drive Orpington BR5 1HE

**OS Grid Ref:** E: 544411 N: 166131

**Applicant :** Mr Kevin Freese

**Objections :** YES

**Description of Development:**

Part one/two storey side and rear extension and side dormer extension to form habitable room in roof with roof lights to side and rear

Key designations:

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

**Proposal**

Permission is sought for a two storey side extension with a side dormer and rooflights to the front and rear roofslope and a single storey rear extension.

The rear extension has a depth of 3.15 metres, a width of 5.8 metres and a height of between 2.7 metres and 3.5 metres. Of the width of this element, 2.7 metres is located to the side of the existing dwelling and adjoins the proposed two storey side element. A single storey rear extension is already present and the proposed rear extension joins this to provide a single storey extension for the full width of the dwelling.

The two storey side extension projects 2.7 metres from the flank elevation and provides a 1 metre side space to the boundary for the full height and length of the flank elevation.

To the rear of the proposed hipped roof slope and 3 metres from the principal roof slope it is proposed to construct a side dormer. This will have an eaves height of 1.5 metres, a total height of 2.7 metres and a width of 2.5 metres. The roof of the dormer projects 2.1 metres from the roof slope, is set in 0.5 metres from the eaves and 0.8 metres from the ridge line.

**Location**

The application site is located to the southern edge of St. Thomas' Drive near to the junction with Romany Rise and features a two storey detached dwelling.

### **Comments from Local Residents**

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

- the proposal would be out of character
- the windows to the front elevation should be obscure glazed
- this represents overdevelopment and would set a precedent
- the proposed dormer is too large and out of character
- the rear windows will result in overlooking
- parking may be an issue due to the loss of the garage
- the dormer and extension will result in a loss of light to the neighbouring property

### **Comments from Consultees**

The Council's Highways Engineer has advised that whilst there are no objections to his proposal, a condition should be attached seeking details of satisfactory parking.

### **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

Supplementary Planning Guidance 1 and 2

### **Planning History**

Application reference 12/00203 granted a Certificate of Lawfulness for a single storey rear extension to the western edge of the rear elevation. This has been completed.

Of particular relevance to this application is the refusal of a part one/two storey side and rear extension and side dormer extension to form habitable room in roof with roof lights to side and rear under application reference 11/01338. The reason for refusal was:

“The proposed part one/part two storey rear extensions, by reason of their height, bulk, siting and rearward projection, will result in over dominance, a loss of prospect and harmful visual impact to the neighbouring properties at 11a and 17 St Thomas Drive, therefore contrary to Policies BE1 and H8 of the Unitary Development Plan.”

A number of properties in St Thomas Drive have been granted planning permission for two storey side extensions, most recently 11 St Thomas Drive was granted permission for a first floor side extension and single storey rear extension, reference 11/02394.

Opposite to the application site those of relevance are: No.8 (reference 86/03479 for a first floor side extension), No.12 (reference 88/03177), No.14 (reference 01/02449), No.18 (reference 90/00442), No.20 (reference 70/00198), No.24 (a two storey side extension, reference 00/03451, and a part one, part two storey front and side extension, reference 02/02129), and No.26 (reference 88/00888).

On the same side of St Thomas Drive those relevant to this application are: No.3 (reference 78/01072), No.9 (reference 76/01541), No.17 (reference 88/02295) and No.19 (reference 86/02342).

## **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 previous proposal under application reference 11/01338 was refused on the grounds of the part one, part two storey rear extension and its detrimental impact upon the neighbouring properties. The current proposal has removed this element with the extension to the rear no being of a single storey nature from the existing rear wall. A single storey extension has already been constructed to the western edge under permitted development (reference 12/00203) and the single storey element will be a continuation of this.

As such it is considered that the proposal has removed the two storey rear extension that formed the ground of refusal for the previous application.

Members should also note that although concerns have been raised with regards to the proposed side dormer, the previously refused scheme also featured a similarly designed but wider dormer at the same position to the roof slope to which no objections were made. It is considered that although such dormers are not a common feature of the area, such a development would not detrimentally impact the character of the area or the streetscene due to its scale and position within the roof slope.

The two storey side extension satisfies the Council's requirement for a 1 metre side space to be maintained for the full height and length of the flank elevation and as such complies with Policy H9. Concerns have been raised with regards to the proposed bathrooms to the first floor front elevation and the requirement for

obscure glazing. Such glazing can be required by condition and it is not considered that this would result in a detrimental impact upon the character of the area.

Objections have been raised that the two storey element would be out of character and result in overdevelopment. It should be noted that several properties within the immediate vicinity have been granted permission for two storey side extensions, including the immediate neighbours at No.17 (which has not be implemented) and No.19, as well as those opposite at Nos. 20, 24 and 26. Most recently No.11 was granted permission for a two storey side extension. It is therefore not considered that the current proposal can be reasonably seen as being out of character with the area and, given the scale of the proposal it would not be viewed as an overdevelopment of the site.

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. 11/01338 and 12/00811, 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     ACH02        Satisfactory parking - no details submit  
      ACH02R      Reason H02
- 4     ACH32        Highway Drainage  
      ADH32R      Reason H32
- 5     ACI13        No windows (2 inserts)        first floor side and front  
      extension  
      ACI13R      I13 reason (1 insert)    BE1 and H8
- 6     ACI17        No additional windows (2 inserts)    eastern flank    two storey  
      side extension  
      ACI17R      I17 reason (1 insert)    BE1 and H8
- 7     AJ02B        Justification UNIQUE reason OTHER apps

Policies (UDP)

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

Supplementary Planning Guidance 1 and 2

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