

**Application No : 10/00008/FULL6**

**Ward:  
Petts Wood And Knoll**

**Address : 39 Broadcroft Road Petts Wood  
Orpington BR5 1ET**

**OS Grid Ref: E: 544557 N: 166569**

**Applicant : Mrs E Buss**

**Objections : YES**

### **Description of Development:**

Single storey side and rear extension

Key designations:

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

### **Proposal**

- The proposal is for a single storey extension which would extend behind the existing garage and would project a further 3.5m beyond the rear elevation of the house for its full width
- A pitched roof would be provided which would extend to a maximum 3.9m high behind the existing garage, but a maximum 3.6m high adjacent to No.41 (the adjoining semi).

### **Location**

This semi-detached two storey property is located on the southern side of Broadcroft Road which is characterised by largely similar semi-detached properties, interspersed with some larger detached properties, such as No.37 immediately adjacent.

### **Comments from Local Residents**

A letter of objection has been received from the occupiers of No.41 (the adjoining semi), the main points of which are summarised as follows:

- loss of light to rear dining room window
- difference in ground levels between the properties would make the extension appear higher and result in loss of outlook
- possible damage from foundations of extension.

### **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

This application has been called in by a Ward Member.

## Conclusions

The main issues in this case are the impact of the proposals on the amenities of neighbouring residential properties in terms of loss of light, outlook and privacy.

The rear part of the extension would abut the boundary with No. 41, and some loss of sunlight would be likely to occur during the first part of the day. However, the depth of the extension is not considered to be excessive, and although some loss of outlook may also occur to the rear dining room window of No. 41, this is not considered, on balance, to be significantly detrimental to the amenities of the adjoining occupiers to justify withholding permission.

With regard to the impact on No. 37 to the east, this property has been extended to the rear with a two storey extension, and would not, therefore, be unduly affected by the current single storey proposals.

No windows are proposed in the flank elevations of the extension, and no loss of privacy to adjoining properties would therefore occur.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00008, 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)                   | western flank | extension |
|   | ACI13R | I13 reason (1 insert)                    | BE1           |           |

## Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

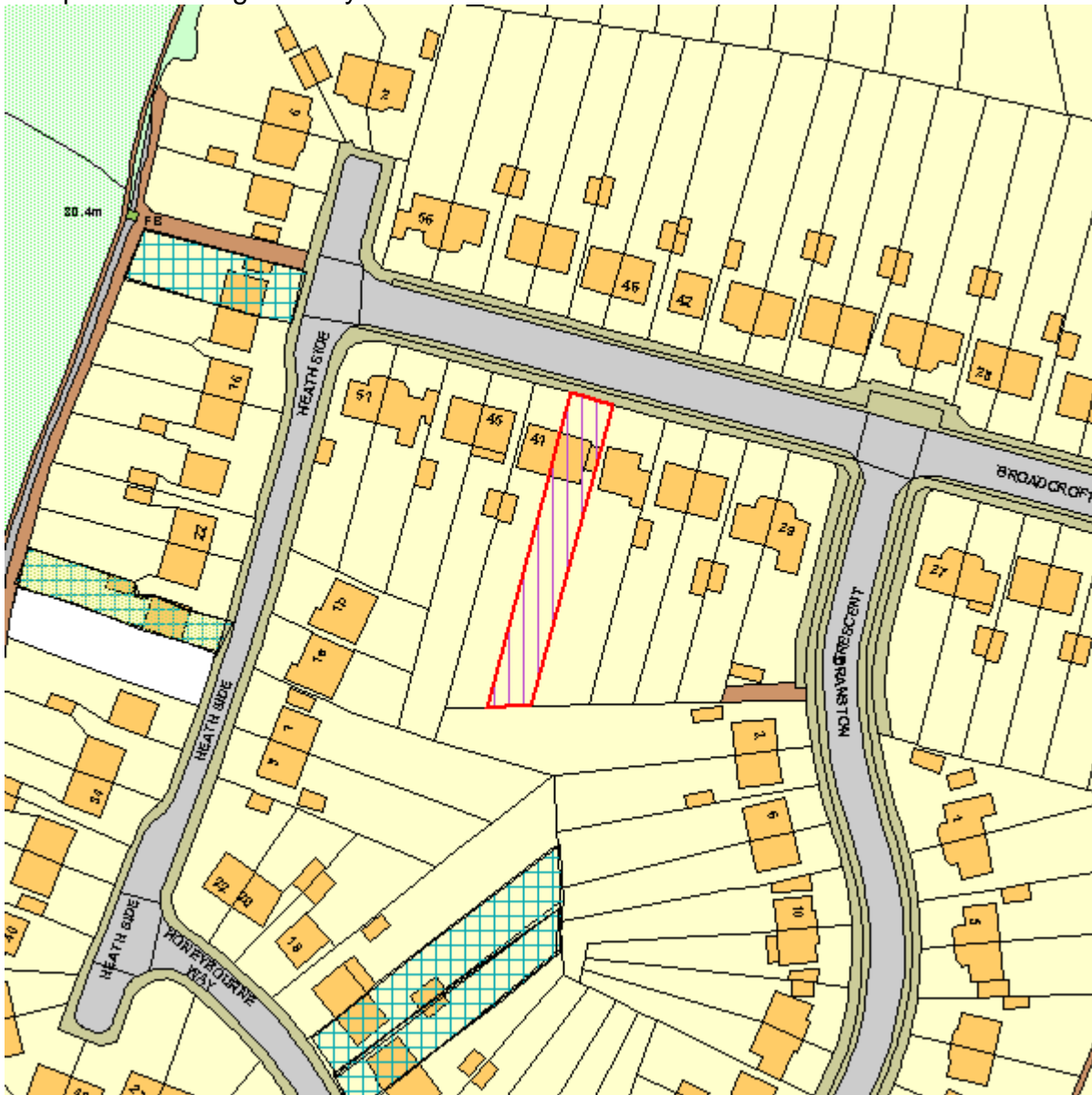
BE1 Design of New Development  
H8 Residential Extensions

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

- (a) the visual impact on the street scene
- (b) the impact on the amenities of the occupiers of nearby residential properties

and having regard to all other matters raised, including neighbours concerns.

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Proposal: Single storey side and rear extension



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