

Application No : 10/00807/FULL6

Ward:
Farnborough And Crofton

Address : 312 Tubbenden Lane South Orpington
BR6 7DN

OS Grid Ref: E: 544514 N: 164386

Applicant : Mr and Mrs Short

Objections : NO

Description of Development:

Detached single storey building at rear for use as garden room/store

Key designations:

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

Proposal

Planning permission is sought for the erection of a detached single storey building in the rear garden of the application site for use as a garden room/store.

Location

The application site consists of a semi-detached, two-storey dwelling located on the western side of Tubbenden Lane South.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations have been received.

Comments from Consultees

None.

Planning Considerations

The main policy relevant to this case is Policy BE1 (Design of New Development) and H8 (Residential Extensions) of the adopted Unitary Development Plan.

Planning History

2005: Planning application (05/02223/FULL6) granted permission for part one/two storey rear extension with Juliet balcony and front porch.

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 appears large enough to accommodate the outbuilding without the structure dominating the dwelling or surrounding area and as it is to the rear, will not be seen from the street.

The building will be sited mostly surrounded by the rear gardens of the neighbouring properties, of which it is noted that No. 300 has an existing detached outbuilding. With regard to the property to the rear No. 36 Palmerston Road, although the proposed outbuilding will close to its boundary, the roof design allows some of the bulk to be pitched away from the boundaries. In addition, the applicant proposed to remove the three existing large conifer trees on this boundary and this is consider an improvement on the existing situation with regard to available light for No. 300.

In this case, the proposal may have some impact on the nearby residential properties however, a judgment needs to be made as to whether the impact is unduly harmful. Accordingly, Members may consider that the proposed building is acceptable in size given its siting and design.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00807, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 3 | ACI23
ACI23R | Outbuilding only ancillary use
Reason I23R |

Reasons for granting permission:

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

BE1 Design of New Development

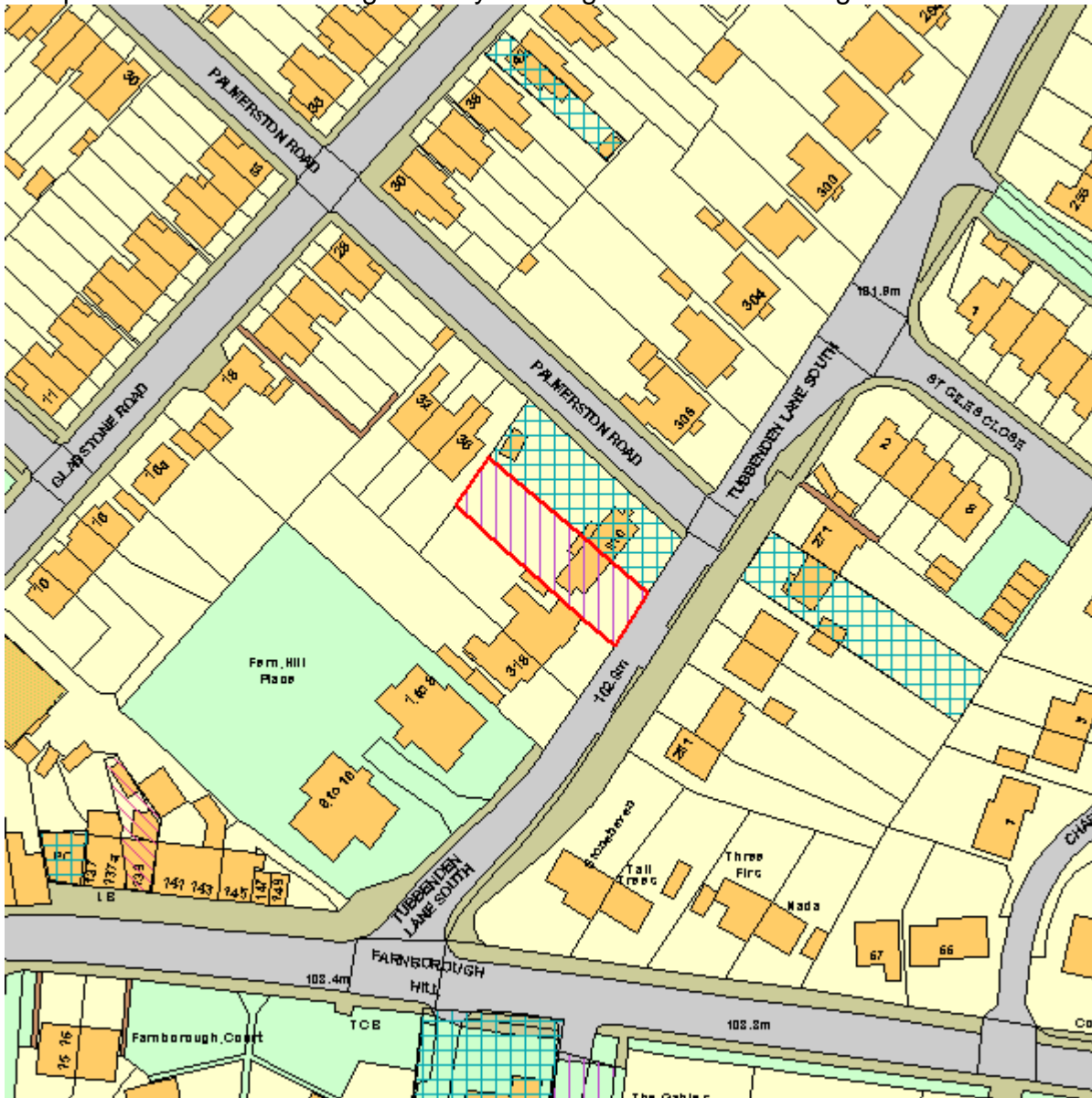
H8 Residential Extensions

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

- (a) the relationship of the development to adjacent property;
- (b) the character of the development in the surrounding area;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy;

and having regard to all other matters raised.

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