

Application No : 10/01059/FULL6

**Ward:
Cray Valley East**

Address : 11 Renton Drive Orpington BR5 4HH

OS Grid Ref: E: 547809 N: 166593

Applicant : Mr D Smith

Objections : NO

Description of Development:

Single storey side extension and rear dormer extension and alterations to roof

Key designations:

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

Proposal

This proposal is for a single storey side extension and rear dormer extension together with alterations to roof to form a half hip to a semi-detached bungalow.

The proposal can be divided into 2 main elements:

- 1) Single storey side extension: The proposal will involve the conversion of the existing garage into a garden/store room and the formation of a new garage in front. The extension would be 3.5m wide and 6.1m in length and would be flush with the front elevation. The extension would have a separation of ~0.8m to the boundary with the corner of Rooksley Drive.
- 2) Alterations to the roof to form half hip together with a rear dormer: The extension would provide a two bedrooms, ensuites and dressings rooms at first floor level. The dormer will measure ~7m in length and ~2.3m tall.

Location

The site is located on the corner of Rookesley Road and Renton Drive.

Comments from Local Residents

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

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

Planning History

In 1998 under planning ref. 98/00128, permission was granted for a single storey side and rear extension.

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.

This current proposal will increase the roof to a half hip and provide rear dormer extensions to the rear. This is a semi-detached bungalow and the adjoining neighbour has not extended their roof. Generally the Council accept this type of alteration to a semi-detached property and therefore it is considered that this element of the proposal is acceptable even though it may be considered that the proposal will unbalance the appearance of the pair of semis.

With regards to the impact the rear dormer will have on the character and appearance of the area, neighbouring properties Nos. 15, 27 and 29 have rear box dormer, therefore it could be considered that the proposed extension is not out of keeping with the area.

In terms of loss of privacy the rear garden is ~11m long and is considered that it will not cause any significant harm. Three sky light windows will be added to the front elevation, this is seen at No. 27 also and is not considered to have a significant impact on the appearance of the property or the street scene generally.

The single storey rear extension will be inline with the existing front projection. Normally the Council resist front extensions, however this extension does not project forward of the building line and is therefore not considered contrary to policy, impact detrimentally on the neighbouring properties or street scene generally.

This applicant has been put before Members so that they can consider the application with particular regards to the combination of the single storey side extension which will be located ~0.8m from the boundary and the alterations to the roof which will increase the bulk and mass on this corner site. Members are therefore asked to consider if the proposal would result in a cramped form of development which is detrimental to the spatial standards of this corner site.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/01059, 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 |

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:

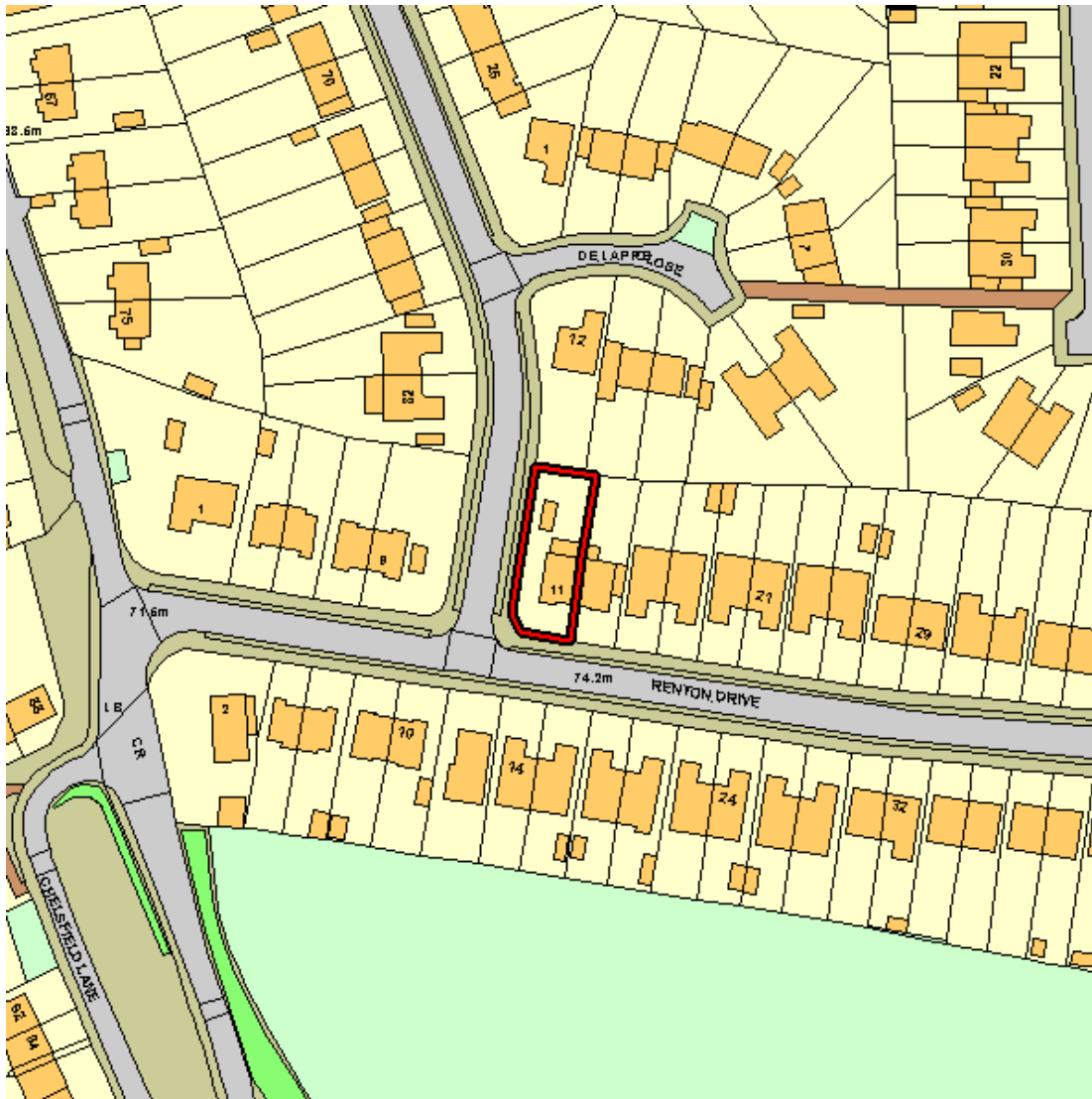
- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent property;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (d) the light and outlook of occupiers of adjacent and nearby properties;
- (e) the privacy of occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

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