

Section '5' – Applications meriting special consideration

**Application No :** 10/01359/FULL6

**Ward:**  
**Cray Valley West**

**Address :** 88 Friar Road Orpington BR5 2BP

**OS Grid Ref:** E: 546155 N: 167699

**Applicant :** Mr M Bailey

**Objections :** YES

**Description of Development:**

One/two storey side and rear extension with side dormer.

Key designations:

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

**Proposal**

- The proposal is for a part one/two storey side and rear extension with accommodation in the roof space and a side dormer window.
- The two storey element measures approximately 3 metres in width at the side, behind an existing two storey side extension and extends to the rear 3.8 metres beyond the rear of the original property to the east of the site and 1.5 metres to the west of the property.
- The single storey element is to the side/rear and measures approximately 2.4 metres at the side and continues for a further 3.8 metres to the rear to square off the existing single storey rear element.
- The proposal also involves roof alterations, including a new pitched roof over the existing two storey side extension and a side dormer in the new roof. The overall height of the dwelling is approximately 8.5 metres.
- The side element measures 1 metre from the flank boundary.

**Location**

- The application site is located to the north of Friar Road and is a semi-detached family dwelling, similar in style to others in the area.
- To the east of the site, the road consists of detached and semi-detached bungalows and to the west, two storey dwellings.

- The property does not fall within any designated area.

### **Comments from Local Residents**

Local residents were notified of the application and representations have been received which can be summarised as follows:

- loss of light
- tunnelled effect
- ground floor windows will look into bedroom and kitchen windows

The full objections are available on the file.

### **Comments from Consultees**

No external consultees have been consulted in relation to this application.

### **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  
H9 Side Space

### **Planning History**

Planning permission was granted for a two storey side extension in 2001 under ref. 01/00114.

Planning permission was refused for a part one/two storey side/rear extension incorporating two side dormers and for accommodation in roofspace in 2009 under ref. 09/03081.

### **Conclusions**

The main planning considerations in this case are the impact of the proposal on adjacent and nearby properties and its impact upon the streetscene and character of the area in general.

A similar application was refused on the following grounds:

The proposed extension would, by reason of its excessive rearward projection, have a seriously detrimental effect on the daylighting to the adjoining house and the prospect which the occupants of both neighbouring dwellings might

reasonably expect to be able to continue to enjoy, contrary to Policy H8 of the Unitary Development Plan.

The proposal would be an overdevelopment of the site out of character with the locality and contrary to Policy H8 and BE1 of the Unitary Development Plan.

The proposal has been reduced at first floor level resulting in a two storey rearward projection of 1.5 metres as opposed to 3.8 metres, adjacent to no. 90 and from 6.1 to 3.8 adjacent to no. 86. This reduction is considered to have a considerably reduced impact on the visual amenities and light enjoyed by the adjoining dwelling. The reduction in the two storey element also results in a reduction in the accommodation within the roof and the proposal now has one side dormer window instead of two.

The impact on the light enjoyed by the adjoining neighbour has been reduced, although the proposal remains approximately 1.5 metres beyond the rear elevation and may give rise to some tunnelling. The applicants have demonstrated the 45° angle from the first floor window which would be affected by the proposal, showing that the proposal is unlikely to result in an unacceptable loss of light.

In terms of the side element and the single storey rear element, it may be considered that these are unlikely to have a harmful impact on the adjoining semi-detached property in terms of light, privacy, prospect or visual amenity. The neighbour to the east of the site however, is a bungalow and it is necessary to consider the impact of the proposed two storey element on the prospect, light and visual amenity currently enjoyed by this neighbouring property. The bungalow has been extended with a single storey rear extension and conservatory projecting further to the rear than the No. 88. The proposed two storey extension will not project further to the rear than the rear of No. 86. However, the extension will be partly two storey and will have some impact.

There are concerns raised over the window to the flank elevation in the ground floor and this window may result in some overlooking and loss of privacy to No. 86. However, it may also be considered that as there are other windows serving this room, a condition ensuring that this window is obscure glazed and fixed would overcome this concern.

The alterations to the roof mainly consist of an extension over an existing two storey extension to incorporate it into the roof of the original property. The dormer window to the side of the roof is a small pitched roof feature and it is unlikely to result in a harmful feature in the streetscene and, due to the neighbouring property being a bungalow, it is unlikely to result in overlooking. The alterations to the roof may be considered to enhance the overall appearance of the property.

The proposal attempts to overcome the previous grounds of refusal by reducing the depth of the first floor rear element, thereby addressing the impact on the prospect enjoyed by both neighbouring properties and reducing the overall scale of

development. On balance it is considered that the proposal sufficiently addresses the previous grounds of refusal and results in an acceptable scheme.

Background papers referred to during production of this report comprise all correspondence on files refs. 01/00114, 09/03081 and 10/01359, 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 | ACI09  | Side space (1 metre) (1 insert)          |                           |
|   | ACI09R | Reason I09                               |                           |
| 4 | ACI12  | Obscure glazing (1 insert)               | in the ground floor flank |
|   | ACI12R | I12 reason (1 insert)                    | BE1                       |

### **Reasons for granting permission:**

In granting permission, the Local Planning Authority has regard to the following policies in the Unitary Development Plan:

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

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

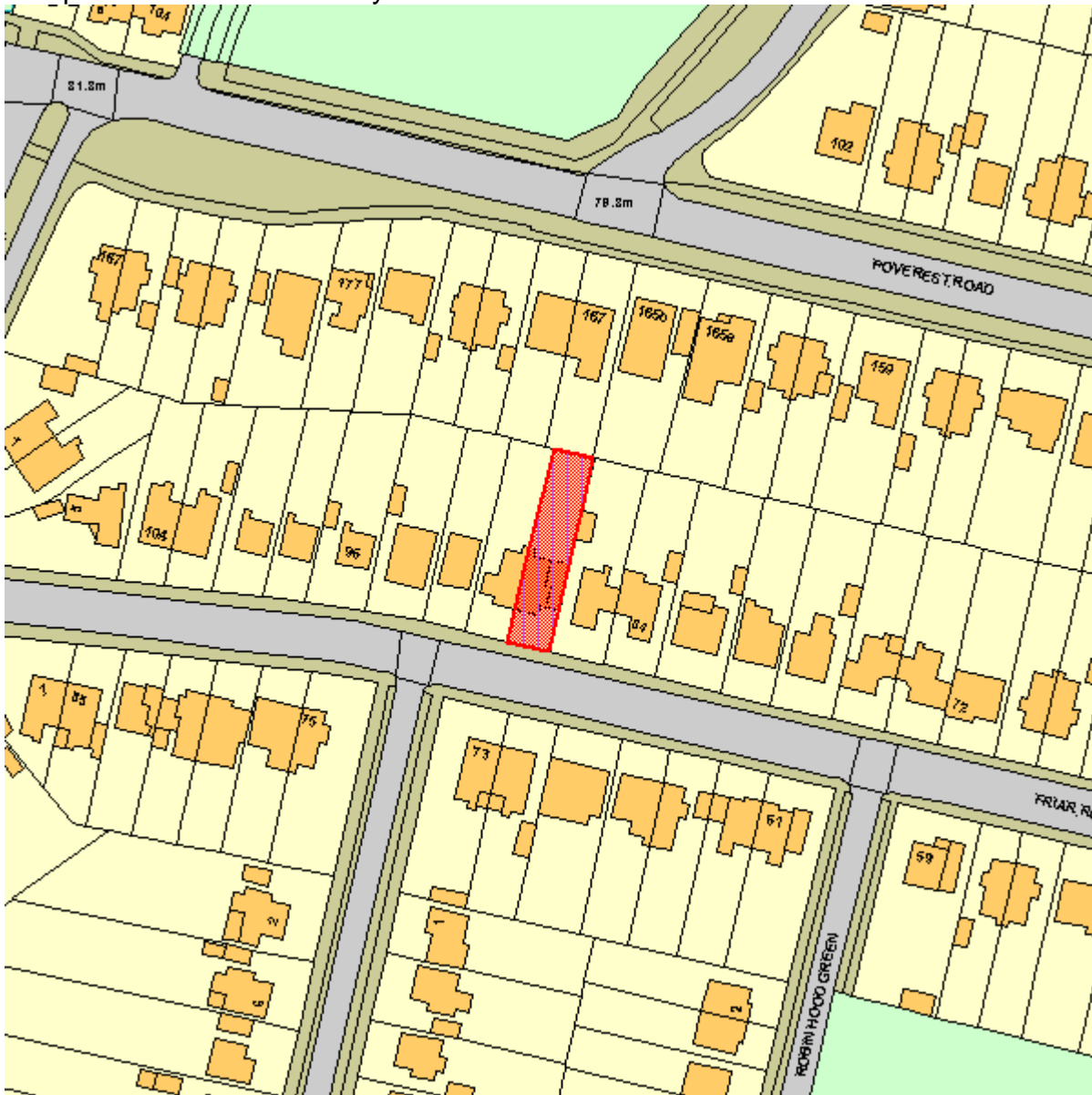
- (a) the appearance of the development in the streetscene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

Reference: 10/01359/FULL6

Address: 88 Friar Road Orpington BR5 2BP

Proposal: One/two storey side and rear extension with side dormer.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Bromley. Lic. No: 100017661