

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/01888/FULL6

**Ward:
Petts Wood And Knoll**

Address : 2 Hillview Crescent Orpington BR6 0SL

OS Grid Ref: E: 545527 N: 166069

Applicant : Mr And Mrs Barnes

Objections : YES

Description of Development:

Two storey side and single storey rear extension

Key designations:

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

Proposal

The application seeks planning permission for single storey side and rear extensions.

Location

The application site comprises a detached, two-storey dwelling located on the western side of Hillview Crescent.

Comments from Local Residents

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

- an extension has already been built directly on the boundary with No. 3 that has had a negative impact as the two properties are much closer than others in the Crescent and surrounding area and the proposed extension will only worsen the situation;
- the extensions will give the appearance of being bulky and cramped in relation to No. 3 and not in keeping with the surrounding area;

- the proposal would mean No. 3 has restricted own right to extend to the boundary if chosen to do so;
- the size of current extension together with the scale and bulk of the proposed extension is overdevelopment of the property;
- the proposal would result in loss of light in to the living room of No. 3; and
- the new extension will protrude further to the rear of the property and therefore, reduce the privacy currently enjoyed by No. 3.

Planning Considerations

The application falls to be determined in accordance with Policies BE1 (Design of New Development), H8 (Residential Extensions) and H9 (Side Space) of the Unitary Development Plan.

Planning History

September 2004: Planning application (ref. 04/02877) granted permission for single storey side/rear extension.

June 2006: Planning application (ref. 06/01309) refused permission for first floor side extension. Subsequently allowed on appeal (APP/G5180/A/06/2027777).

Conclusions

The current application is a re-submission of the same proposal that was granted upon appeal (APP/G5180/A/06/2027777). The original application 06/01309/FULL6 was refused for the reason that:

The proposed extension would, by reason of its close proximity to No. 3 Hillview Crescent, have a seriously detrimental effect on the daylighting to the ground floor flank windows of this adjoining house which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policies E.1 and H.3 of the adopted Unitary Development Plan and Policies BE1 and H8 of the second deposit draft Unitary Development Plan (September 2002).

In his appeal decision, the Inspector held that there was no conflict with the relevant policies of the UDP or the supplementary planning guidance to which he had been referred, all of which sought to ensure a satisfactory relationship between buildings and to protect neighbour amenity.

With regard to the potential loss of light to the living room of No. 3, the Inspector stated that this room was not reliant on these side windows as its principle source of light was derived from the much larger front bay window and therefore, the proposed extension would cause no significant loss of light to the living room.

The Inspector added that neither did he consider that the character of the appeal property or its relationship with No. 3 would be altered to any appreciable degree as the proposed extension would be confined to the rear and would not alter the appearance of the property as a detached house.

It is therefore considered that as the proposal is the same as that previously allowed upon appeal and the material planning considerations have not changed since, then it would be unreasonable to refuse planning permission and it should therefore, be granted permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 04/02877, 06/01309 and 10/01888, 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be inserted in the north-west facing flank elevation of the extension hereby permitted without the prior written approval of the Local Planning Authority.
ACI03R Reason I03

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
- H9 Side Space

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

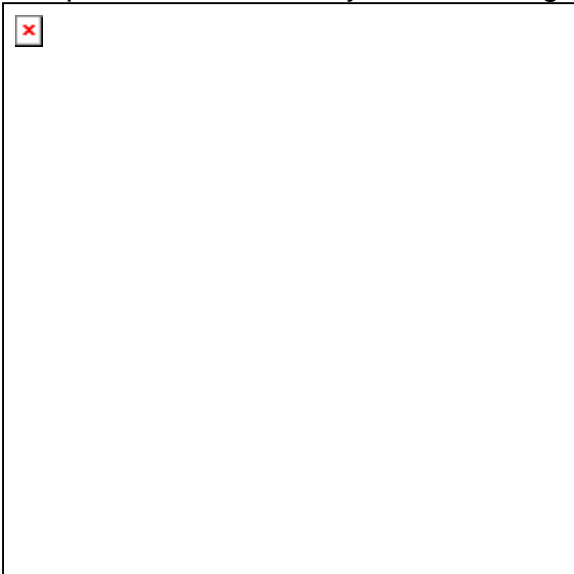
- (a) the relationship of the development to adjacent property;
- (b) the character of the development in the surrounding area; and
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy

and having regard to all other matters raised.

Reference: 10/01888/FULL6

Address: 2 Hillview Crescent Orpington BR6 0SL

Proposal: Two storey side and single storey rear extension



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