

SECTION '2' – Applications meriting special consideration

**Application No :** 10/02058/FULL6

**Ward:**  
**Chelsfield And Pratts**  
**Bottom**

**Address :** 7 The Meadows Orpington BR6 6HS

**OS Grid Ref:** E: 547151 N: 163584

**Applicant :** Mr G Dennis

**Objections :** YES

**Description of Development:**

First floor side extension

Key designations:

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

**Proposal**

The application concerns a side dormer extension which will be built along the eastern roof slope to extend an existing bedroom and provide a new en-suite.

**Location**

The application property is located within Chelsfield Park which is generally characterised by detached houses set within substantial plots. Numerous plots, including the application site, have been redeveloped in recent years with larger houses having been built in place.

**Comments from Local Residents**

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

- overlooking into neighbouring bedroom
- intrusion and loss of privacy
- loss and light
- existing house is closer to the boundary than previously agreed

**Comments from Consultees**

Not applicable

## **Planning Considerations**

Policies H8 (design of residential extensions), H9 (residential side space) and BE1 (design and layout of new development) of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, ensure an adequate separation in respect of 2 storey side extensions, and are to safeguard the overall character and amenities of the area.

## **Planning History**

The application property comprises a modern detached house initially granted permission under ref. 01/04060. That house replaced a smaller detached property and incorporated side space separation of 3m to the western boundary with No 5 and 1m to the eastern boundary with No 9. However, following a recent inspection it was noted that the house has been erected within 0.85m of the boundary with No 9 which conflicts with the approved plans.

## **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.

It is proposed to add a dormer along the eastern side of the property above the cat slide roof. Given the lack of separation between the dwelling and the boundary it is considered that the house will appear excessively cramped, out of character with the streetscene and this will conflict with local spatial standards. Furthermore, the side dormer addition will harm the architectural integrity of the host building which featured a prominent cat slide roof approved in 2001, appearing 'top heavy' and out of character along this elevation.

With regard to its impact on neighbouring amenity, it is not considered that the proposed dormer will significantly reduce light in direction of No 9 given its position within the host building. In terms of privacy, it is noted that No 9 contains a number of bedroom windows at ground and first floor levels which would face the proposed dormer. In order to maintain the privacy of the neighbouring property, a condition could be imposed requiring the proposed dormer window to be fixed shut and obscure glazed.

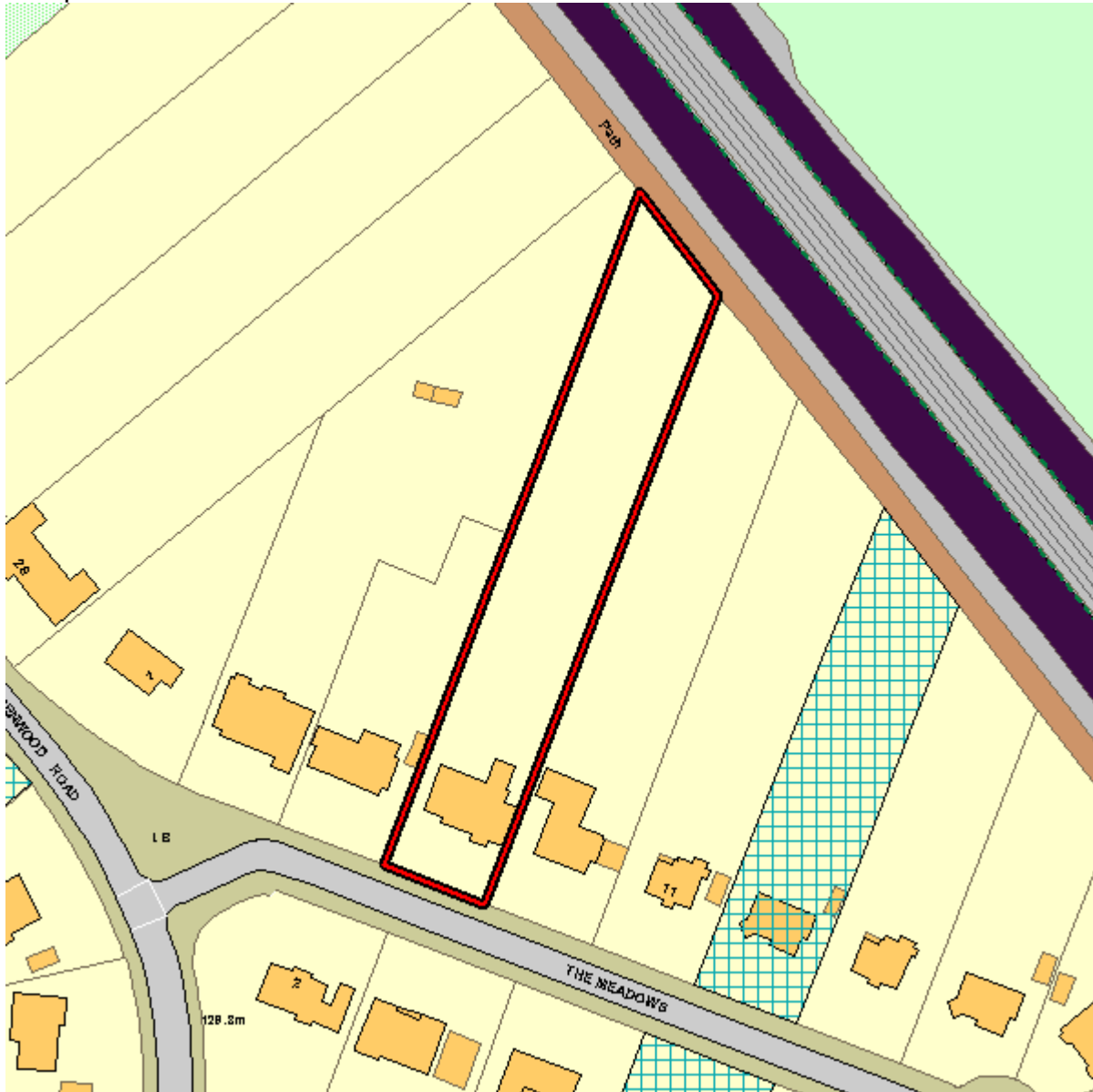
Background papers referred to during production of this report comprise all correspondence on files refs. 01/04060 and 10/02058, excluding exempt information.

## **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposed first floor side extension would constitute a cramped form of development, harmful to the appearance of the existing dwelling, and out of character with the street scene, thereby conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H8, H9 and BE1 of the Unitary Development Plan.

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Proposal: First floor side extension



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