

SECTION '2' – Applications meriting special consideration

Application No : 12/01056/FULL6

Ward:
Farnborough And Crofton

Address : 110 Lovibonds Avenue Orpington BR6
8EN

OS Grid Ref: E: 544054 N: 165356

Applicant : Mr Thavaratnam Sumanan

Objections : YES

Description of Development:

Single storey front/side and rear extension and conversion of garage into a habitable room

Key designations:

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

Proposal

This proposal is for a single storey front/side and rear extension and conversion of garage into a habitable room.

Location

The application site is located to the south of Lovibonds Avenue and is a two storey semi-detached single family dwellinghouse. Properties in the area are primarily characterised by inter-war and post-war detached and semi-detached dwellinghouses of varying scales.

Comments from Local Residents

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

- no objection from No. 112.
- plans are incorrect as does not include new erected outbuilding and decking in rear garden which when combined with side/rear extension results in overdevelopment on suburban site.
- concerns as the proposal would be 3.6m in length beyond No. 108 which is 0.6m beyond the 3m by current regulations.

- neighbouring property at No. 106 had planning permission refused for 4m rear extension which was subsequently reduced to 3m, none of the neighbouring properties have been permitted to have extensions in excess of 3m.
- proposal would result in detrimental visual impact for No. 108.
- concerns with regards to the need for the additional rooms.

Comments from Consultees

The Council's Highways Division were consulted who stated the highway aspects of the proposal as the same as with the previous application. The proposal includes converting the existing garage to a habitable room. There will be at least 2 parking spaces left on the frontage and as such no objections are raised to the 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
 T3 Parking
 Supplementary Planning Guidance 1
 Supplementary Planning Guidance 2

The National Planning Policy Framework 2012 is also a key consideration in the determination of this application.

Planning History

In 2012 under planning ref. 12/00058, permission was refused for a single storey front/side and rear extension and conversion of garage into a habitable room on the following grounds:

The proposed extension would, by reason of its size, siting, excessive rearward projection and visual impact, have a seriously detrimental effect on the residential amenities of No. 108 and the prospect which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policy H8 of the Unitary Development Plan.

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.

While the proposed front extension would project approximately 1.95m beyond the principal elevation, given the staggered building line of the adjoining properties, with No. 108 projecting considerably to the front of the application site and

considering the adjoining property at No. 112 has previously constructed a front/side extension of a similar scale to that proposed, it is not considered that this element of the proposal would be detrimental to the overall appearance of the property or character of the area.

The proposed rear extension would project 3m beyond the rear elevation of the original dwellinghouse, there is an existing single storey rear extension of approximately 1.9m in depth at No. 112 and as such the proposed extension is not anticipated to impact on the residential amenities of this property is not anticipated to be significant.

Given a distance of approximately 21m would be retained from the rear elevation of the proposed extension to the rear boundary with the result that the proposal is not considered to result in an overdevelopment of the site.

The main ground of refusal of the previous application was the potential impact in terms of loss of prospect and visual impact as opposed to loss of light which would result from the 5.8m solid flank elevation on the boundary with No. 108. While No. 108 is set further behind the application site, this property has previously constructed a single storey rear extension with the result that the proposal would project a minimum of 3.6m beyond the rear elevation of No. 108 and a maximum of 4.8m with the last 1.17m stepped back 3m from the boundary. While the current proposal is an improvement on the previous application which would have projected approximately 5.8m beyond the rear elevation of No. 108, concerns remain as to the depth of the proposal. The 3.6m flank elevation would be located on the boundary with No. 108 and is concerned to result in an overbearing and dominant feature resulting in a detrimental effect on the residential amenities of No. 108 particularly in terms of loss of prospect. As such the proposal is not considered to have sufficiently overcome the previous grounds of refusal.

Having had regard to the above Members may consider that the development in the manner proposed is unacceptable in that it would result in a significant loss of amenity to the occupants of No. 108 Lovibonds Avenue.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01056 and 12/00058, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed extension would, by reason of its size, siting, excessive rearward projection and visual impact, have a seriously detrimental effect on the residential amenities of No. 108 and the prospect which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policy H8 of the Unitary Development Plan.

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