

SECTION '2' – Applications meriting special consideration

Application No : 12/01113/FULL6

Ward:
Petts Wood And Knoll

Address : 23 Broxbourne Road Orpington BR6
0AZ

OS Grid Ref: E: 545792 N: 166640

Applicant : Mrs M Walters

Objections : NO

Description of Development:

Two storey rear and first floor side extensions with pitched roof to front

Key designations:

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

Proposal

Permission is sought for a two storey rear extension and a first floor side extension.

The two storey rear extension has a depth of 3 metres and a width of 11.6 metres. This rear element features a hipped roof set below the existing ridge line.

The first floor side extension has a length of 8.4 metres, of which the rearmost 3 metres is beyond the existing rear elevation and joins the proposed rear element. A width of 3.1 metres is proposed, with the front elevation being set 1.1 metres behind the principal elevation. A hipped roof that forms that for the rear element is included and this is also set below the existing ridgeline.

Location

The application site is set to the eastern edge of Broxbourne Road, just to the south of the junction with Irvine Way, and features a two storey detached dwelling with a single storey garage to the southern elevation.

The ground level is uneven, with an upward slope from west to east, resulting in the dwelling being set above street level and the rear garden being largely raised above the floor level of the property.

Comments from Local Residents

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

Comments from Consultees

No technical or statutory consultations were undertaken for this application.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
T3 Parking

Supplementary Planning Guidance 1 and 2

Planning History

There is no planning history for the application property.

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.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The property at No.21 to the northern boundary would not be affected by the side extension and as such the primary consideration is the impact of the two storey rear extension. To the boundary No.21 benefits from a single storey side element that has a large rearward projection with a pitched roof with a ridge line just below the first floor window level. This proposal allows for a 1.5 metre separation to the boundary with No.21 and given the existing built form to the boundary and the 3 metre depth proposed, it is not considered that the proposal would result in a detrimental loss of amenity or outlook to the current or future residents of No.21.

To the south of the site, No.25 has a rear building line set slightly further back than No.23 with a side space of around 1 metre to the common boundary. The rear ground level of the application site where the proposed development is to take place is lower than the rest of the garden, with good sized vegetation to the southern boundary. Given this factors it is not considered that the proposed rear

extension, at 3 metres in depth, would result in an unacceptable impact to the amenities of No.25.

The principle concern with the proposal relates to the first floor side element and the side space allowed for. This extension is located above the existing single storey garage to the southern boundary at at first floor level allows for a 1.13 metre side space to the boundary. Whilst this level is of separation is annotated as being allowed for at ground floor level, the drawings show the retention of an existing lean to area to the side and a rear section that goes to the boundary.

The side area is occupied by what appears to be a walkway, with open front and sides and a timber roof. This runs for some 6.1 metres whereby the garage expands to the boundary line and by 0.65 metres beyond the proposed rear elevation.

Policy H9 requires a 1 metre side space be retained for the full height and length of a two storey development and therefore the proposal is contrary to policy. However, the garage area that provides no side space is set over 6 metres from the front building line and the walkway area is predominantly open in character. It is also noted that the first floor element is set well back from the principle elevation and the roof design is subservient to the main dwelling. As such whilst the side element does not fully comply with the intentions of Policy H9 it is considered that on balance the first floor element is acceptable in this instance.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01113, 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 Before the development hereby permitted is first occupied the proposed window(s) to the southern flank elevation of the development hereby permitted shall be obscure glazed in accordance with details submitted to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties and openings should be at high level.
 ACI11R Reason I11 (1 insert) BE1 and H8
- 4 ACI13 No windows (2 inserts) northern flank two storey side
 and rear extension
 ACI13R I13 reason (1 insert) BE1 and H8
- 5 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interests of the amenity of neighbouring properties.

6 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

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