

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/03432/FULL6

Ward:
Chelsfield And Pratts
Bottom

Address : 205 Worlds End Lane Orpington BR6
6AT

OS Grid Ref: E: 546958 N: 163223

Applicant : Mr Richard Evans

Objections : YES

Description of Development:

First floor front extension. Increase in roof height incorporating front and rear dormer extensions and elevational alterations (amendment to 10/03145 to incorporate first floor rear extension instead of rear box dormer at first floor level, increase in size of rear dormers above and front dormers together with elevational alterations) RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Sites of Interest for Nat. Conservation
Tree Preservation Order

Proposal

- The application is an amendment to application ref. 10/03145 for a first floor front extension, increase in roof height incorporating front and rear dormer extensions and elevational alterations.
- The amendment results in a first floor rear extension instead of the rear box dormer permitted, an increase in the size of the dormers within the roof space above at the rear and an increase in the size of the two front dormers.
- These amendments have already been carried out and the application therefore seeks retrospective planning permission.

Location

- The application site is located to the south of Worlds End Lane and is a large detached family dwelling set within a large plot.

- The rear of the site is designated Green Belt although the property itself is not within the Green Belt.
- The area is mainly characterised by large family properties set back from the road with large frontages and large rear gardens.

Comments from Local Residents

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

- breach of side space policy
- harmful to amenities and living conditions (203)
- dormers and building height bear little resemblance to original plans
- loss of privacy
- out of keeping with the streetscene

Comments from Consultees

No comments have been received from consultees.

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

Planning History

1989 – Planning permission was granted for a two storey front and single storey side extensions, front and rear dormer extensions and detached double garage under ref. 89/01331.

1993 – Planning permission was refused for a two storey detached house under ref. 92/02344.

Planning permission was granted for the demolition of the existing dwelling and erection of a five bedroom house under ref. 93/01067.

1994 – Planning permission was refused for a detached double garage with store above under ref. 93/02983.

Planning permission was granted for a detached two storey five bedroom house under ref. 94/00032.

Planning permission was refused for a detached double garage under ref. 94/00458.

Planning permission was granted for a detached double garage under ref. 94/01321.

1996 – Planning permission was granted for the retention of 2 brick piers under ref. 96/00456.

Planning permission was granted for retention of a chimney stack under ref. 96/01134.

2008 – Planning permission was refused for a two storey rear extension and side dormer extensions under ref. 08/02387.

Planning permission was granted for a part one/two storey rear extension under ref. 08/03108.

2011 – Planning permission was granted for a first floor front extension. Increase in roof height incorporating front and rear dormer extensions and elevational alterations under ref. 10/03145..

Conclusions

The main issues for considerations in relation to this application are the impact of the amendments on the amenities of nearby residents and the effect that the proposal has on the character of the surrounding area.

Planning permission has previously been granted for the first floor front extension, increase in roof height, front and rear dormers and some elevational alterations and Members are therefore only asked to consider the amendments made to this scheme. No change to the overall ridge height is proposed and there is an increase in the size of the front dormers. There is also a minor alteration to the glazing of the front first floor windows. Other than this, the view of the front of the dwelling will remain unaltered from the previously approved application and it is therefore considered that given the limited increase in the size of the front dormers, there is little further impact on the character of the property within the streetscene.

Objections have been received in relation to a conflict with the Council's side space policy. Policy H9 relates purely to extensions of two or more storeys to the side of a property. The alterations in this application are restricted to the front and rear and this policy is therefore irrelevant.

With respect to neighbouring amenities, the proposal includes no additional first floor flank windows and the repositioning of the existing roof light to the existing eastern flank roof slope. This will be approximately 1.3 metres higher and is unlikely to result in overlooking. There are two first floor windows at No. 203 which are small and serve bathrooms. Whilst there is an increase in the bulk of the property to the rear, it is not considered that the increase in bulk, along with the hipped design of the roof would impact significantly on the amenities of this property or result in a significant loss of light. The bedroom windows are situated on the front and rear elevations and these are not considered to be seriously affected by loss of prospect or daylight.

No facing flank windows serve the property at No. 207 and it is considered that the extension would similarly not impact detrimentally on sunlight or prospect. The property at No. 207 is separated by a garage and this separation reduces the impact of the extension. The resulting dwelling would be significantly taller than No. 207. However the separation is considered such as to not seriously harm the visual appearance of the area.

The increase in the size of the rear dormers is considered to have little impact on the character of the property nor impact detrimentally on the amenities of the neighbour properties in terms of light, prospect, overlooking or visual amenity. The works to the rear of the property are considered to improve the appearance of the dwelling giving it a less cluttered rear elevation and Members are therefore asked to grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/02387, 08/03108 and 10/03145, excluding exempt information.

as amended by documents received on 19.03.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACC04 Matching materials
ACC04R Reason C04
- 2 ACI17 No additional windows (2 inserts) flank extensions
ACI17R I17 reason (1 insert) BE1
- 3 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of surrounding residents.

Reasons for granting permission:

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

- BE1 Design of New Development
- H8 Residential Extensions

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.

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