

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

**Application No :** 12/01455/FULL6

**Ward:**  
**Petts Wood And Knoll**

**Address :** 44 Towncourt Crescent Petts Wood  
Orpington BR5 1PQ

**OS Grid Ref:** E: 544535 N: 168019

**Applicant :** Mr Vikram Patel

**Objections :** YES

**Description of Development:**

Part one/two storey front/side and rear extension

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Proposal**

It is proposed to remove the existing garage and lean-to, and construct a single storey front/side extension, and a part one/two storey rear extension.

The single storey front/side extension would provide a small front porch which would align with the main front wall of the dwelling, and a side garage and kitchen extension which would extend up to the side boundary with No.42. It would have a mono-pitch roof to the front with a flat roof behind, and would project 3m to the rear.

The rear extension would project 3m to the rear at ground floor level adjacent to the boundary with No.46, while the first floor element would project 2.1m to the rear on this side, set back 1m from the side boundary with No.46. Part of the first floor rear extension would project 3m to the rear, but this part would be set back 3.7m from the side boundary with No.46, and 2.5m from the side boundary with No.42.

**Location**

This semi-detached property is located on the south-eastern side of Towncourt Crescent and backs onto the recreation ground. It currently has a garage at the side and a lean-to structure at the rear. It is located within Petts Wood Area of Special Residential Character.

## **Comments from Local Residents**

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

- overlarge extension which would detract from the symmetry of the dwellings
- design is out of character with Petts Wood Area of Special Residential Character
- front/side extension would appear prominent in the street scene and affect the symmetry of the dwellings
- loss of light and privacy to adjacent properties
- lack of information regarding drainage
- removal of chimney stack may result in structural damage.

## **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  
H10 Areas of Special Residential Character

This application has been called in by a Ward Member.

## **Planning History**

Permission was recently refused under ref.12/00488 for a part one/two storey front/side and rear extension on the following grounds:

- 1 The proposed extension would, by reason of its size, height and excessive rearward projection, have a seriously detrimental effect on the daylighting and sunlighting to the adjoining dwellings, and the prospect which the occupants of those dwellings might reasonably expect to be able to continue to enjoy, thereby contrary to Policy BE1 of the Unitary Development Plan.
- 2 The proposed single storey front/side extension would project forward of the main front wall of the dwelling and would appear bulky and prominent in the street scene by unbalancing the appearance of these semi-detached properties, which would be out of character with Petts Wood Area of Special Residential Character, thereby contrary to Policies H8, H10 and BE1 of the Unitary Development Plan.

## **Conclusions**

The main issues in this case are the impact of the revised proposals on the character of Petts Wood Area of Special Residential Character, and on the amenities of the occupants of adjacent residential properties.

The current proposals have been revised from the scheme recently refused in the following main ways:

- the front porch and side garage extension would be set back 1m so that it would come in line with the existing front wall of the lounge
- the height of the pitched roof over the porch/garage would be reduced by 0.4m
- the rearward projection of the ground floor extension would be reduced from 4m to 3m adjacent to No.46 (the adjoining semi), and from 3.3m to 3m adjacent to No.42
- the first floor rear extension would be reduced in depth from 3m to 2.1m adjacent to No.46, but would increase in depth from 2.3m to 3m within the central part of the rear elevation.

The revised front/side extension would now have a reduced height roof and would not project forward of the main front wall, therefore, it is not considered to result in a prominent and unrelated feature in the street scene, and would not have a detrimental impact on the character and appearance of Petts Wood ASRC.

The part one/two storey rear extension would now project only 3m to the rear immediately adjacent to the boundary with the adjoining semi, and the first floor element would be set back 1m from the side boundary and would project only 2.1m to the rear. Although the central part of the first floor extension would project slightly deeper than the previous scheme, this element would be set back between 2.5-3.7m from the side boundaries. The revised proposals are not, therefore, considered to have a significant impact on the amenities of the adjoining occupiers in terms of loss of light and prospect.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00488 and 12/01455, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |                   |           |
|---|--------|--|-------------------|-----------|
| 1 | ACA01  | Commencement of development within 3 yrs |                   |           |
|   | ACA01R | A01 Reason 3 years                       |                   |           |
| 2 | ACC07  | Materials as set out in application      |                   |           |
|   | ACC07R | Reason C07                               |                   |           |
| 3 | ACI13  | No windows (2 inserts)                   | first floor flank | extension |
|   | ACI13R | I13 reason (1 insert)                    | BE1               |           |

## **Reasons for granting permission:**

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

- H8 Residential Extensions
- H10 Areas of Special Residential Character

## BE1 Design of New Development

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

- (a) the visual impact on the Area of Special Residential Character
- (b) the impact on the amenities of the occupiers of nearby residential properties

and having regard to all other matters raised.

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