

SECTION '2' – Applications meriting special consideration

Application No : 12/00464/FULL6

Ward:
Farnborough And Crofton

Address : 36 Meadow Way Orpington BR6 8LW

OS Grid Ref: E: 543304 N: 165400

Applicant : Mr & Mrs Koray and Canel Kanli

Objections : NO

Description of Development:

First floor rear extension

Key designations:

Conservation Area: Farnborough Park

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Proposal

It is proposed to add a first floor rear extension which would project 4.63m to the rear, and would have a double hipped roof design with central valley. The roof would be tiled with clay peg tiles to match the existing, and the side walls of the extension would be rendered.

Location

This detached property lies on the south-eastern side of Meadow Way within Farnborough Park Conservation Area, and occupies a site of 0.11ha. The original two storey dwelling has been extended in the past to provide single storey side and rear extensions, and an open car port structure to the front.

Consultations

No third party representations have been received to date.

Planning Considerations

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

BE1 Design of New Development

BE11 Conservation Areas

H8 Residential Extensions

Planning History

Permission (ref. 08/03837) and Conservation Area Consent (ref.08/03838) were refused in January 2009 for the demolition of the existing dwelling and erection of a replacement two storey five bedroom dwelling on the following grounds:

“The proposed replacement dwelling would, by reason of its size, height, bulk and close proximity to the side boundaries, result in a cramped form of development, detrimental to the spatial standards of this part of Farnborough Park Conservation Area, thereby contrary to Policies BE1, BE11 and H7 of the Unitary Development Plan.

The existing dwelling is considered to make a positive contribution to the character and appearance of Farnborough Park Conservation Area, and its loss would therefore be contrary to Policy BE12 of the Unitary Development Plan.”

A subsequent appeal was dismissed in July 2009 wherein the Inspector agreed that the existing building made a positive contribution to the character and appearance of the Conservation Area and should be retained, and that the replacement dwelling would be a cramped overdevelopment of the site.

An application was submitted in 2011 (ref.11/00317) for first floor side and rear extensions to the property to include a varied roof profile and elevational alterations, but an appeal against non-determination was lodged prior to the decision being made. The appeal was subsequently contested on the following grounds:

“The proposed extensions would, by reason of their excessive bulk, lack of symmetry and awkward roof design, be incongruous with and unsympathetic to the simple lines and symmetrical appearance of the host dwelling, which is considered to make a positive contribution to Farnborough Park Conservation Area, and would thereby fail to respect the character and appearance of the Conservation Area, contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan.”

The subsequent appeal was recently dismissed wherein the Inspector considered that the proposals would seriously detract from the appearance of the building, and thus significantly diminish the valuable contribution it made to the character and appearance of the Conservation Area. In particular, the Inspector was concerned about the awkward and complicated shape of the roof which would detract from the simple form of the building, the side extension which would unbalance the symmetry, and the use of slates for the roof instead of clay peg tiles to match the existing.

Conclusions

The main issues relating to the application are the impact of the revised proposals on the character and appearance of Farnborough Park Conservation Area, and on the amenities of the occupants of surrounding residential properties.

In relation to the recent appeal scheme, the proposals retain the shape of the original roof when viewed from the front, as opposed to hipping the roof to each side (the original front façade was considered particularly important to retain by the Appeal Inspector), and do not now include the side extension which would have unbalanced the symmetry of the dwelling. Furthermore, the roof over the extension would now be tiled in clay peg tiles to match the existing rather than slates.

The proposals are now considered to be sympathetic to the simple lines of the host dwelling which makes a positive contribution to Farnborough Park Conservation Area, and would thereby respect the character and appearance of the Conservation Area.

With regard to the impact on neighbouring properties, the first floor extension would be set back a minimum 4m from the side boundaries, and is not considered to have an unduly harmful impact on the amenities of adjoining residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03837, 08/03838, 11/00317 and 12/00464, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|--------|--|-------|-----------|
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) | | |
| | ACC01R | Reason C01 | | |
| 3 | ACI13 | No windows (2 inserts) | flank | extension |
| | ACI13R | I13 reason (1 insert) | BE1 | |

Reasons for permission:

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

H8 Residential Extensions
BE1 Design of New Development
BE11 Conservation Areas

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

- (a) the visual impact on the character and appearance of Farnborough Park Conservation Area
- (b) the impact on the amenities of the occupiers of nearby residential properties

and having regard to all other matters raised, including neighbours concerns.

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