

SECTION '2' – Applications meriting special consideration

**Application No :** 12/01109/FULL6

**Ward:**  
**Orpington**

**Address :** 5 Magdalen Grove Orpington BR6 9WE

**OS Grid Ref:** E: 546623 N: 164659

**Applicant :** Chris Downing

**Objections :** YES

**Description of Development:**

Two storey rear and single storey side extensions, roof alterations incorporating rear and front dormer window extensions and elevational alterations

Key designations:

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

**Proposal**

This proposal is for two storey rear and single storey side extensions, roof alterations incorporating rear and front dormer window extensions and elevational alterations.

The property is proposed to be extended by 4m at the rear at two storey level with a width of 10.9m with a dormer window above resulting in the ridge height of the proposed extension being 8.6m above ground level. A dormer window is proposed to be located in the principal elevation and an additional window is proposed in the first floor flank elevation. A single storey side extension is also proposed which would be 1.7m in width, 6.2m in depth and would have an overall height of 3.4m.

**Location**

The application site is currently comprised of a two storey detached dwelling located to the north of Magdalen Close. Properties in the area are primarily detached dwellings of a similar scale although they vary somewhat in terms of their architectural style.

**Comments from Local Residents**

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

- proposed extension is extensive and greatly exceeds the size and character of adjacent properties.
- reduce value of neighbouring properties.
- large dormer window to be located in the roof result in extension being 3 storeys in height overlooking garden of No. 9 Abingdon Way and rear of this property reducing natural light and privacy currently enjoyed.
- original layout of houses was carefully planned to maximise privacy and proposal would reduce this.
- no objection for No. 13 Abingdon Way subject to window overlooking this property being obscure glazed and permanently retained as such.

## **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  
 H9 Side Space

Supplementary Planning Guidance (SPG) 1 General Design Principles  
 Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

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

## **Planning History**

There is no recent planning history relating to this property.

Permitted Development rights for the conversion of the garage were removed under planning ref. 85/01793.

## **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.

In terms of the impact of the proposed front dormer window extension, Policy H8 states “dormer extensions into prominent roof slopes and extensions above the existing ridgeline, will not normally be permitted”. Dormer window extensions located in the front elevation require careful consideration to ensure they are in keeping with the character of the area. The dormer window proposed incorporates

a pitched roof which is preferable to a 'box' dormer and there are a number of examples of such dormer windows in the area. As such the design of this element of the proposal is considered to be acceptable and in keeping with the character of the area.

Given the orientation of the proposed dormer window facing onto the rear garden and flank elevation of No. 4 there is a potential for loss of privacy and sense of overlooking for this property. However, this dormer window would service a staircase providing access to the proposed bedroom in the roofspace as opposed to a habitable room. The potential impact for No. 4 may therefore be overcome if a condition was attached requiring this window was to be obscure glazed.

In terms of the two storey rear extension given the orientation of the plot this is unlikely to result in a significant loss of light for No. 6 given this property is located to the south of the application site and as there is a sizeable detached garage located on the boundary at No. 6, with the main dwellinghouse sited a further 5.5m from the flank boundary.

However, given the considerable scale of the proposal with 4m depth at a two storey level with a sizeable rear dormer window above located 1m from the boundary with No. 11 Abingdon Way, approximately 1.8m from the boundary with No. 13 and 1.12m from the flank boundary with No. 6 Magdalen Grove it is considered the proposal would result in a detrimental visual impact and would appear as an over-dominant and over-bearing feature when viewed from the rear elevations of these properties resulting in a significant loss of prospect.

Having had regard to the above it was considered that the development in the manner proposed is not acceptable in that it would result in a loss of amenity to local residents particularly in terms of loss of prospect.

#### **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposed extension would, by reason of its excessive rearward projection, have a seriously detrimental effect on the residential amenities of neighbouring properties which the occupants of these dwellings might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.

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