

SECTION '2' – Applications meriting special consideration

Application No : 12/01261/FULL6

Ward:
Petts Wood And Knoll

Address : 41 Crossway Petts Wood Orpington
BR5 1PE

OS Grid Ref: E: 544771 N: 168045

Applicant : Mr John And Mrs Meranda Gibbings **Objections :** NO

Description of Development:

Two storey side extension, front dormer and elevational alterations

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding

Proposal

Permission is sought for a two storey side extension with a front dormer situated within a pitched roof to the front elevation.

The two storey side element has a length of 8.1 metres and a width of 2.84 metres for the full height of the dwelling with a hipped roof incorporated with the existing roof. This side extension also projects forward of the principal elevation by 1.54 metres to match a forward projection to the southern boundary.

The roof is to be extended forward above the existing porch by way of a pitched roof and a dormer featuring a hipped design.

Location

The application site is located to the western edge of Crossway just to the north of the junction with Wood Ride and features a two storey semi-detached dwelling.

The site is located within the Petts Wood Area of Special Residential Character (ASRC) with the area being typified by dwellings of a similar scale and design with single storey side garages being a common feature. Abutting the site to the northern boundary is the access road to the recreation ground situated to the rear.

Comments from Local Residents

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

Comments from Consultees

No technical consultations have been 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
- H10 Areas of Special Residential Character
- T3 Parking

Supplementary Planning Guidance 1 and 2

Planning History

The property was granted permission for a single storey front side and rear extension under application ref. 06/00754. This has been implemented with the approved side element being replaced by this proposal.

Conclusions

The main issues relating to the application are the effect that it would have on the character and spatial standards of the Petts Wood ASRC and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Policy H9 requires a 1 metre side space to be provided to the boundary for the full height and length of proposals of this nature. In this instance the proposal allows for some 0.1 metres separation and as such does not comply with this requirement. Although an access road is present to the northern boundary which creates an enlarged area of separation to the neighbouring property, it is considered that this contributes positively to the spatial standards of the ASRC and should be protected as required by Policy H10.

Policy H10 expands upon the required side space under Policy H9, by stipulating that the space between developments of two or more storeys and the side boundary should accord with the that prevailing in the area, new development should take into account front and rear building lines and the spatial standards of the area shall be respected by the new development.

This proposal seeks to extend the property by two storeys to both the front and side elevations with no side space provided. The spatial standards of the area are

notable by way of the absence of such development, with single storey side extensions for a garage being the only common development.

As a result of the lack of any adequate side space or subservience to the original front elevation, it is considered that the proposal is out of character with the spatial standards of the ASRC, resulting in a cramped form of development out of character with the area. Whilst there is an access road to the boundary, this is a positive contribution to the established spatial standards of the ASRC in general and the application site in particular and it is considered that the proposal would greatly reduce this contribution to the detriment of current and future residents of the area.

Additionally, a front dormer is also proposed at first floor level. The ASRC is characterised by the predominately uniform nature of the properties by way of their scale and design, with the small number of exceptions still according to the general pattern of development. It is noted that front dormers are not a feature of the area and as such are resisted by Policy H8.

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 and have a detrimental impact upon the spatial standards of the ASRC.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01261, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which this Area of Special Residential Character is at present developed and contrary to Policies H9 and H10 of the Unitary Development Plan.
- 2 The proposed front dormer would be out of character with the established character of the Area of Special Residential Character, being detrimental to the prevailing appearance of the area and to the street scene generally contrary to Policies H8 and H10 of the Unitary Development Plan.

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