

SECTION '2' – Applications meriting special consideration

**Application No :** 12/01545/FULL6

**Ward:**  
**Orpington**

**Address :** 87 Spur Road Orpington BR6 0QP

**OS Grid Ref:** E: 546674 N: 165800

**Applicant :** Mr G Marrison

**Objections :** YES

**Description of Development:**

First floor rear extension and extension to room in roof space

Key designations:

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

**Proposal**

- The proposed extension will be constructed on top of an existing single storey flat roofed extension.
- The roof height will be 8.0m and will be hipped and not subservient to the main roof of the dwelling. The extension will have a rear projection of 3.75m and a width of 8.85m, spanning the entire width of the house.

**Location**

The application site is on the western side of Spur Road. The site comprises a detached two storey dwelling in an area characterised by similar development and a spacious character. The wider area is residential in character, with ample plot sizes and rear garden areas.

**Comments from Local Residents**

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

- loss of light and visual impact
- loss of privacy
- overdevelopment and out of character

**Comments from Consultees**

None.

## **Planning Considerations**

Policies relevant to the consideration of this application are BE1 (Design of New Development) and H8 (Residential Extensions) of the adopted Unitary Development Plan.

The Council's adopted SPG guidance is also a consideration.

## **Planning History**

A two storey side and single storey front and rear extension was granted under refs. 98/00480 and 98/01562.

A rear dormer extension was granted under ref. 98/02630.

## **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 proposed extension will be sited at the rear of the house and will match the architectural style of the house. It would not be clearly visible from the highway and would have no impact on the street scene. The extension will not project further into the garden than the existing extension and the site would not be overdeveloped as a result. The extension is considered to be in context with the scale of the original house.

The proposed extension will not project further to the rear of the existing building line and will extend beyond the rear walls of the neighbouring houses by an acceptable amount due to the dwelling being detached from both neighbouring buildings. There would be no serious impact on the outlook or light to these neighbouring houses as a result. Each neighbouring house possesses flank facing windows that would be affected by the development, however the windows at No. 85 are obscurely glazed, as are most at No. 89 and these are likely to serve bathrooms and staircases. At No. 89 there is a second floor small flank window which also appears to serve the top of the staircase or the room which is contained within the rear dormer. Given the high level and small size of this window, it is considered that this window would not be greatly affected and is unlikely to serve as the only main light source to the roof room.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01545, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01        Commencement of development within 3 yrs  
      ACA01R      A01 Reason 3 years
- 2     ACC04        Matching materials  
      ACC04R      Reason C04
- 3     ACI12        Obscure glazing (1 insert)    in    the    second    floor    flank  
      elevations  
      ACI12R      I12 reason (1 insert)    BE1
- 4     ACI17        No additional windows (2 inserts)  flank   extension  
      ACI17R      I17 reason (1 insert)    BE1
- 5     ACK01        Compliance with submitted plan

**Reason:** In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of nearby residential properties.

### **Reasons for granting permission:**

In granting planning permission the Local Planning Authority had 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 impact on the character of the surrounding area
- (b)   the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c)   the spatial standards to which the area is at present developed

and having regard to all other matters raised.

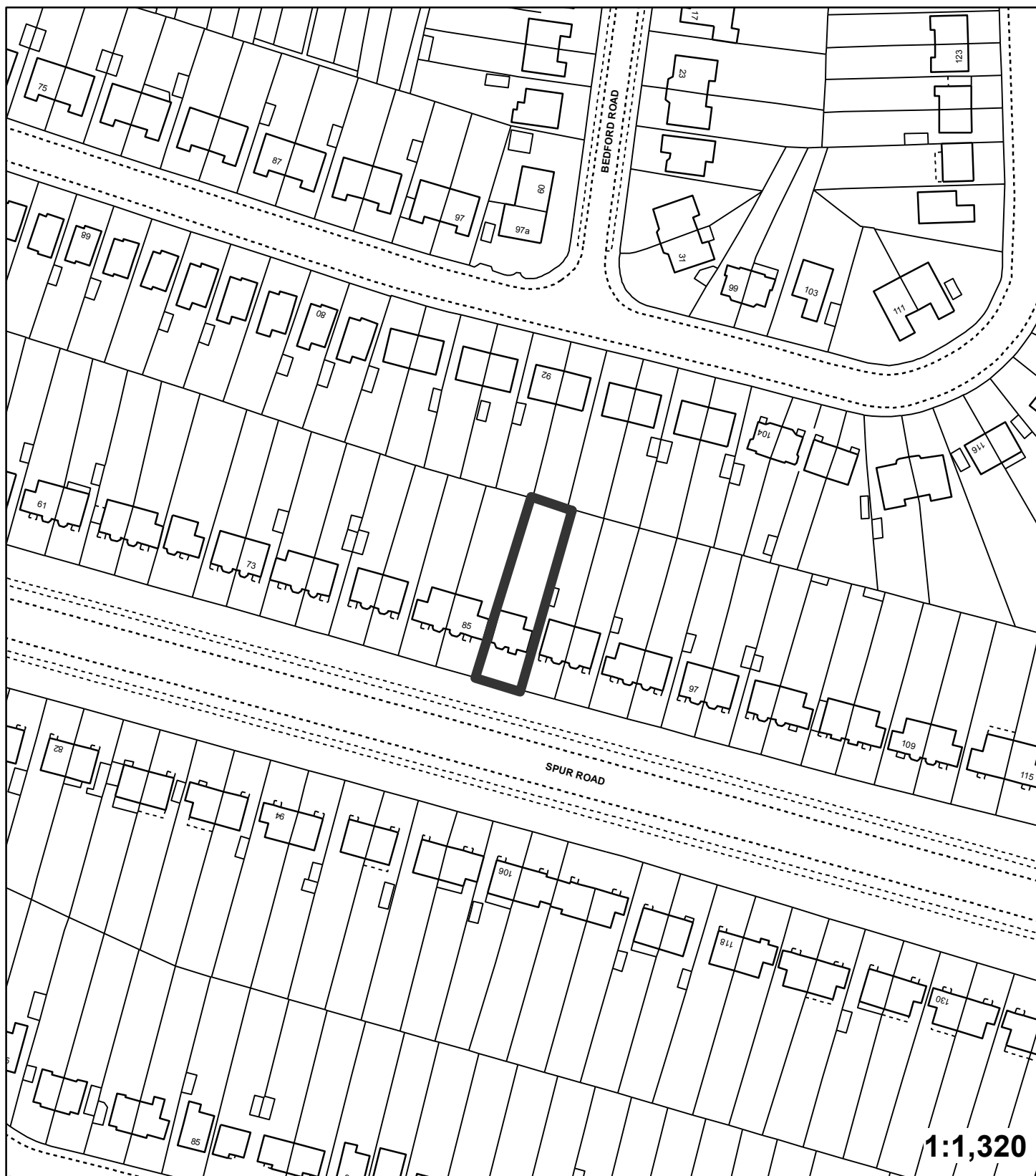
### **INFORMATIVE(S)**

- 1     The applicant is informed that the first floor flank windows indicated within the original dwelling on the permitted plans do not form part of the planning permission hereby granted and the applicant should refer to the General Permitted Development Order for details of permitted development allowances for these alterations.

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