

SECTION '2' – Applications meriting special consideration

Application No : 12/01598/FULL6

Ward:
Chelsfield And Pratts
Bottom

Address : 72 Cloonmore Avenue Orpington BR6
9LQ

OS Grid Ref: E: 545977 N: 164455

Applicant : Mrs Sonia Jassi

Objections : YES

Description of Development:

Two storey side and rear extension

Key designations:

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

Proposal

The application was deferred at Plans Sub-Committee on the 2nd August 20123 to seek a reduction in the depth of the two storey rear extension. Amended plans were received on 9th August indicating a reduction in the rear extension from 3.6m to 3.3m. The report is repeated below, amended where necessary.

- The proposal comprises a rear extension that will have a rear projection of 3.3m and will extend 1.2m to the side of the house, sited behind the existing side garage.
- The extension will retain a 1m side space at ground and first floor level. The first floor rear extension will be separated from No. 70 by 2.5m.
- The roof will be hipped and subservient to the main roof of the house, with a height of 5.9m.
- Rooflights are proposed in the rear elevation of the existing house

Location

The application site is on the southern side of Spur Road. The site comprises a semi-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 outlook
- visual impact and loss of privacy

Comments from Consultees

None.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

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

Planning History

Planning permission was refused under ref. 12/00707 for a part one/two storey side and rear extension. The refusal grounds were as follows:

'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 the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.

The proposed rear extension, by reason of its depth and proximity to the boundary with No. 70 Cloonmore Avenue, would be detrimental to the amenities enjoyed by the occupants of that property by way of a tunnelling impact, loss of light and loss of outlook, contrary to Policy BE1 of the Unitary Development Plan.'

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 constructed with a 1m side space. This is considered to comply with side space policy and therefore the proposal is not considered to result in a detrimental impact on the street scene or a cramped form of development.

The proposed two storey rear extension will be separated from No. 70 by 2.5m and although this has been reduced from 3.0m as previously proposed, this is considered suitable to reduce the visual impact from this neighbouring property. No. 72 is set further back than No. 74 and therefore the first floor side/rear extension will result in a visual impact to No. 74. Having said this, No. 74 possesses a first floor rear extension which results in the rear wall of No. 74 being further back in its plot and this will result in a relationship which would not be seriously harmful to the outlook and light to No. 74. The first floor windows at No. 74 serve a bathroom and therefore no bedrooms would be affected. At ground floor level, the single storey rear extension will impact on No. 74 however the impact will be on a rear facing door near to the boundary and the living room window will be separated from the extension.

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 detrimental impact on the character of the area and would not harm the amenities currently enjoyed by neighbouring residential properties. It is therefore recommended that Members grant planning permission.

Amended plans have been received dated 10/07/12 indicating a reprinted set of proposed floor plans. The originally submitted proposed ground and first floor plans were not printed to the same scale as each other.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00707 and 12/01598, excluding exempt information.

as amended by documents received on 10.07.2012 09.08.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|--------|--|------------------------------------|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACC04 | Matching materials | |
| | CC04R | Reason C04 | |
| 3 | ACI09 | Side space (1 metre) (1 insert) | eastern |
| | ACI09R | Reason I09 | |
| 4 | ACI12 | Obscure glazing (1 insert) | in the first floor flank elevation |
| | ACI12R | I12 reason (1 insert) | BE1 |
| 5 | ACI17 | No additional windows (2 inserts) | flank extensions |
| | ACI17R | I17 reason (1 insert) | BE1 |
| 6 | ACK01 | Compliance with submitted plan | |

Reason: In order to comply with Policies BE1, H8 and H9 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan along with the adopted supplementary planning guidance:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

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.

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