

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/03231/FULL1

Ward:
Petts Wood And Knoll

Address : 20A Station Square Petts Wood
Orpington BR5 1NA

OS Grid Ref: E: 544432 N: 167659

Applicant : Mr K Goddard

Objections : NO

Description of Development:

Installation of rear patio doors and creation of balcony with decking and security railings.

Key designations:

Conservation Area: Station Square Petts Wood
Primary Shopping Frontage

Proposal

It is proposed to create a rear balcony for this first floor flat by adding decking over the existing ground floor extension, with security railings around the perimeter, and replacing a rear first floor window with patio doors in order to gain access. This also provides a means of escape for the occupants.

Location

The application property comprises a first floor flat over a shop unit within Petts Wood District Shopping Centre, which also lies within Station Square Petts Wood Conservation Area. It backs onto a newly built apartment block known as Dunstonian Court.

Comments from Local Residents

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

Comments from Consultees

No objections are seen to the proposals from an Environmental Health point of view, and the Advisory Panel for Conservation Areas made no comments.

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

The application has been called in by a Ward Member.

Conclusions

The main issues in this case are the impact of the proposals on the character and appearance of Station Square Conservation Area, and on the amenities of adjacent occupiers.

The proposed area of decking and security railings are located to the rear of the shopping parade, adjacent to various extensions to shop premises. The proposals would not, therefore, be very visible within the context of the wider Conservation Area, and are not, therefore, considered to have a detrimental impact on the character and appearance of the surrounding area.

With regard to the impact on residential amenity, the use of the roof over the shop premises as a sitting out area may result in a certain degree of overlooking of the neighbouring flats above No.22, however, this would not be to such a degree as to warrant a refusal in this case.

On balance, Members may consider the proposals to be acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03231, 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 |

Reasons for permission:

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

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions

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

- (a) the impact on the character and appearance of Station Square Petts Wood 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.

Application:11/03231/FULL1

Address: 20A Station Square Petts Wood Orpington BR5 1NA

Proposal: Installation of rear patio doors and creation of balcony with decking and security railings.

