

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

Application No : 12/01859/FULL6

Ward:
**Chelsfield And Pratts
Bottom**

Address : 8 Edith Road Orpington BR6 6JQ

OS Grid Ref: E: 546361 N: 164382

Applicant : Mr Nick Pearcey

Objections : NO

Description of Development:

Single and first floor rear extensions

Key designations:

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

Proposal

This application seeks permission for single and first floor rear extensions to a terraced dwelling.

The proposed single storey rear extension will infill the rear corner of the dwelling and will have a width of 3.1m and a rear projection of 3.8m. The roof will be sloped with a maximum height of 3.7m and an eaves height of 3.0m.

The first floor rear extension will have a rear projection of 3.8m and a width of 2.7m, and will be sited above the existing ground floor section of the house which projects into the rear garden. The roof will be sloped with a total height of 6.9m and a eaves height of 5.6m.

Location

The application site is located in a residential area of Orpington and is part of a terrace of dwellings.

Comments from Local Residents

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

- clarification of plans requested.

Comments from Consultees

There are 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
H8 Residential Extensions

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

The London Plan 2011 and National Planning Policy Framework 2012 are also a consideration.

Planning History

This property has no relevant planning history

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 single storey side extension would project no further to the rear of the existing dwelling, and in view of the existence of a single storey rear extension adjacent to the boundary at No. 6, the impact on the amenities of this neighbouring property would not be excessively harmful.

Regarding the proposed first floor extension, this would extend beyond the main roofslope and onto the roof of the existing single storey rear projection. Given the existence of a similar roof extension in the vicinity, it is not considered that the development would appear out of character with the area. Whilst the proposal would involve an increase in the height of the flank wall shared with No. 10, this is not considered to be excessive and the first floor window at No. 10 is sited some distance from this boundary. It is therefore considered that the proposal would not be likely to result in a significant loss of amenity, whilst in view of the separation to No. 6 it is unlikely that any detrimental impact would arise to this property as a result of the bulk of the built development. A condition can be imposed preventing any flank windows from being inserted in the interest of the privacy of the neighbouring properties. It is also noted that similar applications for first floor rear extensions were granted at No. 6 in 1983 and at No. 12A in 2004.

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.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACI13 No windows (2 inserts) flank extensions
 ACI13R I13 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

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

Policies (UDP)

- BE1 Design of New Development
- H8 Residential Extensions

The Council's adopted SPG guidance.

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