

SECTION '2' – Applications meriting special consideration

Application No : 12/01109/FULL6

Ward:
Orpington

Address : 5 Magdalen Grove Orpington BR6 9WE

OS Grid Ref: E: 546623 N: 164659

Applicant : Chris Downing

Objections : YES

Description of Development:

Two storey rear and single storey side extensions, roof alterations incorporating rear and front dormer window extensions and elevational alterations
(REVISED PLANS RECEIVED)

Key designations:

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

Proposal

This proposal was originally for a two storey rear and single storey side extensions, roof alterations incorporating rear and front dormer window extensions and elevational alterations.

The property was proposed to be extended by 4m at the rear at a two storey level with a width of 10.9m and dormer window above resulting in the ridge height of the proposed extension being 8.6m above ground level. A dormer window was proposed to be located in the principal elevation and an additional window was proposed in the first floor flank elevation. A single storey side extension was also proposed which would have been 1.7m in width, 6.2m in depth and would have an overall height of 3.4m.

The application was originally submitted to Plans Sub Committee 3 on 2nd August 2012 on List 2 of the agenda (Items Meriting Special Consideration) with a recommendation of refusal of planning permission. The application was deferred by Members to seek the removal of the rear dormer third level of accommodation and to increase the separation to the boundary with No.13. Revised plans were submitted on 16th August 2012 to address these concerns.

Location

The application site is currently comprised of a two storey detached dwelling located to the north of Magdalen Close. Properties in the area are primarily detached dwellings of a similar scale although they vary somewhat in terms of their architectural style.

Comments from Local Residents

In relation to the now superseded scheme nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- proposed extension is extensive and greatly exceeds the size and character of adjacent properties.
- reduce value of neighbouring properties.
- large dormer window to be located in the roof result in extension being 3 storeys in height overlooking garden of No. 9 Abingdon Way and rear of this property reducing natural light and privacy currently enjoyed.
- original layout of houses was carefully planned to maximise privacy and proposal would reduce this.
- no objection for No. 13 Abingdon Way subject to window overlooking this property being obscure glazed and permanently retained as such.

On the 11th August 2012 representations were received from No. 13 which stated no objections were raised to the proposal. The occupants of No. 13 have spoken to the applicants who confirmed that there will be no alteration to the number, position or size of the existing two frosted glass windows overlooking No. 13.

Any further comments on the revised scheme will be reported verbally.

Comments from Consultees

No statutory consultations were undertaken during the course of this application.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Supplementary Planning Guidance (SPG) 1 General Design Principles
Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

The National Planning Policy Framework is also a key consideration in the determination of this application.

Planning History

There is no recent planning history relating to this property.

Permitted Development rights for the conversion of the garage were removed under planning ref. 85/1793.

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.

Originally concerns were raised given the considerable scale of the proposal which was 4m depth at a two storey level with a sizeable rear dormer window located 1m from the boundary with No. 11 Abingdon Way, approximately 1.8m from the boundary with No. 13 and 1.12m from the flank boundary with No. 6 Magdalen Grove and it was considered the proposal would result in a detrimental visual impact and would appear as an over-dominant feature when viewed from the rear elevations of these properties resulting in a loss of prospect.

The current application has removed the rear and front dormer window extensions and no longer includes the provision of accommodation in the roofspace resulting in a significant reduction in the height of the roof above the proposed extension (the superseded plans proposed a height of 8.6m to the ridge while the revised plans propose a height of 5.5m to the ridge).

The ground floor element of the proposal would remain at 4m in depth; however, the first floor element of the proposal would be reduced in depth by 1m from the previous scheme, resulting in an extension of 3m in depth at a first floor level. The ground floor would remain a minimum of 1.04m from the boundary with No. 11; however, the distance retained from the first floor would be increased to a minimum of 1.2m from the boundary with No. 11 and approximately 1.7m from the boundary with No. 13.

One additional window is proposed in the first floor northern flank elevation of the existing dwelling, however, it is considered that potential overlooking and loss of privacy for No. 13 could be overcome by a condition requiring this to be obscure glazed and fixed shut below 1.7m were permission to be granted.

Members are asked to consider whether the revised plan sufficiently overcomes previous concerns and whether the proposal is now considered to be satisfactory.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01109, excluding exempt information.

as amended by documents received on 16.08.2012

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

0 D00002 If Members are minded to grant planning permission the following conditions are suggested:

- | | | |
|---|--------|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACI11 | Obscure glaz'g/details of opening (1 in) in the first floor northern flank elevations |
| | ACI11R | Reason I11 (1 insert) BE1 |
| 4 | ACI17 | No additional windows (2 inserts) first floor flank extension |
| | ACI17R | I17 reason (1 insert) BE1 |
| 5 | ACK01 | Compliance with submitted plan |

Reason: In the interests of the residential amenities of neighbouring properties, and the visual amenities of the area in line with Policy BE1 of the Unitary Development Plan.

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
- H8 Residential Extensions
- H9 Side Space

Supplementary Planning Guidance (SPG) 1 General Design Principles
 Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

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

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposed extension would, by reason of its excessive rearward projection, have a seriously detrimental effect on the residential amenities of neighbouring properties which the occupants of these dwellings might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.

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