

SECTION '2' – Applications meriting special consideration

**Application No :** 12/02052/FULL6

**Ward:**  
**Farnborough And Crofton**

**Address :** 22 Reed Avenue Orpington BR6 9RX

**OS Grid Ref:** E: 545084 N: 165257

**Applicant :** Mr And Mrs Barnes

**Objections : NO**

**Description of Development:**

Two storey rear extension and raised patio, with balustrade and steps to rear and front canopy.

Key designations:

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

**Proposal**

- The proposed rear extension will have a rear projection of 3.2m and will have a width of 7.8m. The roof will be pitched with a height of 7.1m and will be lower than the main roof.
- To the rear of the house, the patio will be extended and raised and a balustrade and staircase will be provided to the lower ground at the rear. The raised area and balustrade will have a total height of 1.6m above ground level, with the patio raised by 0.9m.
- The area of raised patio will extend 3.5m beyond the rear of the proposed extension.
- The proposed front canopy will have a height of 3.0m with a pitched roof and will project 0.4m to the front of the house.

**Location**

The application site is on the south eastern side of Reed Avenue. The site comprises a detached two storey dwelling in an area characterised by similar detached and semi-detached development and a spacious character. The wider area is residential in character, with ample plot sizes and rear garden areas.

**Comments from Local Residents**

None.

## **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**

Planning permission was granted under ref. 01/01675 for a two storey and first floor side extension.

## **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 to the dwelling will have a 3.2m rear projection and this is considered to be acceptable and in context with the house. The roof will be hipped and subservient and therefore the extension would not harm the character of the building or wider area. No. 24 is set further back in its plot and therefore the extension will not project significantly beyond the rear of this property (which also has a two storey rear extension) nor impact on rear windows. There are no flank windows at No. 24 that might be affected.

No. 20 will look out onto the flank wall of the extension, as the application dwelling is sited further to the rear of No. 20. The neighbouring house at No. 20 is separated from the flank boundary by the side garage and the rear windows would not suffer from a prominent and intrusive view as a result. There are first floor side windows at No. 20, one of which is a small obscurely glazed window which is likely to serve a bathroom or hallway. The second larger window serves a room which also has a rear facing window and therefore multiple sources of light serve this room. It is considered that the proposal would not result in an effect to this room that would warrant refusal, as ample light would be gained by the rear window. No serious overshadowing would occur to No. 24 which is to the north due to the set back positioning of this neighbouring dwelling.

The proposed raised patio is not considered to result in a seriously harmful impact on the neighbouring properties. The property already possesses a raised patio and its extension is not considered to result in any additional harm. No. 20 possesses a similar raised area to the rear and the opposite house at No. 24 does also. The topography of the land means that the properties have a mutual sense of overlooking that would be very difficult to prevent by way of screening conditions.

The proposed front canopy is modest in scale and will not impact harmfully on the character of the house. There are several larger examples in the immediate vicinity of the site.

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. 12/02052, excluding exempt information.

### **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 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 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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