

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

Application No : 12/01878/FULL6

Ward:
Petts Wood And Knoll

Address : 44 Manor Way Petts Wood Orpington
BR5 1NW

OS Grid Ref: E: 544483 N: 168154

Applicant : Mr And Mrs Perkins

Objections : YES

Description of Development:

Single storey front/side and rear extensions

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The proposal involves the following works:

- 4.0m rear extension and a front/side extension which will incorporate a new porch and garage entrance along the frontage which will extend to approximately level with the front porch.
- the garage element will be set 0.15m off the SW (flank) boundary and extend to a depth of 5.0m. The front porch will incorporate a gable roof with Mock Tudor beams.
- the side extension beyond the garage will maintain a 1.0m separation to the flank boundary and extend approximately 1.2m beyond the rear building line of the existing dwelling.
- an existing detached garage will be demolished so as to accommodate the extension.

Location

The application property is situated along the SE side of Manor Way which forms part of the designated Petts Wood Area of Special Residential Character. The dwellings at Nos. 42 and 44 are separated by driveways leading to detached garages to the rear of both houses.

Comments from Local Residents

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

- objections raised in relation to the side extensions
- loss of light and outlook from side of No. 42
- side extension constitutes overdevelopment
- proximity of garage extension to neighbouring boundary will hinder its maintenance
- cramped terracing effect of development which will be out of character
- proposal will result in further drainage problems for local residents

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, H8 and H10 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, to safeguard the amenities of neighbouring properties, and ensure that development within Areas of Special Residential Character respects its established character and appearance.

Planning History

There is no significant planning history relating to the application property.

Conclusions

The main issues relating to the application are the effect that it would have on residential amenity and on the character and appearance of the Petts Wood Area of Special Residential Character.

As noted above, objections have been raised by the resident at No 42 on the basis that this proposal will lead to a loss of light and undermine its existing visual amenities. In considering this matter, it is noted that the neighbouring dwelling incorporates flank windows which serve a WC, landing and kitchen and which would directly face the proposed side extension. A glazed conservatory is situated beyond the kitchen.

Whilst it is acknowledged that this proposal will extend the dwelling at No 44 to within closer proximity of No 42 and erode some of the open aspect between both houses, it is considered that the ensuing separation between the proposed side extension and the dwelling at No 44 will maintain an adequate level of amenity in respect of the neighbouring property. The side extension situated beyond the garage will be stepped in further by 1.0m from the party boundary thereby further reducing its prominence from the side of No 41, particularly in respect of the flank kitchen window.

With regard to its impact on the ASRC it is considered that the proposal will respect the existing character in view of its scale and design. The single storey height of the extension will ensure that the existing symmetry between this pair of semis is maintained and that this addition remains subservient in form.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01878, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACC02R | Reason C02 |
| 4 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

BE1 Design of New Development

BE10 Areas of Special Residential Character

H8 Residential Extensions

Application:12/01878/FULL6

Address: 44 Manor Way Petts Wood Orpington BR5 1NW

Proposal: Single storey front/side and rear extensions

