

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

Application No : 12/02066/FULL6

Ward:
Biggin Hill

Address : 8 Alexandra Road Biggin Hill TN16 3NY

OS Grid Ref: E: 540869 N: 158041

Applicant : Mr Ian Norton

Objections : NO

Description of Development:

Addition of first floor and roof alterations to form 2 storey dwelling and elevational alterations

Key designations:

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

Proposal

The proposal involves alterations to the existing roof to enable the formation of additional accommodation at first floor level. The ridge height would be raised from 4.7m to 5.4m (as scaled from the front elevation), and both corners of the roof would be hipped. Both sides of the roofs would incorporate dormers featuring glazed gable ends.

Location

The site is situated along the western side of Alexandra Road – a residential street located in south-west Biggin Hill.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time of writing no representations had been received.

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, H8 and H9 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 which complements the qualities of the surrounding area; to safeguard the amenities of neighbouring properties; and to ensure that an adequate degree of separation is maintained in respect of two storey development.

Planning History

Under ref. 06/01900, a proposal to convert the existing dwelling to a two storey house was refused on the basis that it did not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed.

Subsequently, under ref. 06/04174, a proposal involving a replacement hipped roof and addition of front and rear dormers to provide additional habitable accommodation was granted permission, although that scheme has not been implemented.

A proposal involving the provision of a first floor with cat slide roofs was withdrawn (ref. 12/00120).

Most recently, under ref 12/01161, a proposal involving provision of a roof of part gable/mansard design was refused on the following ground:

“The proposed first floor extension would, by reason of its design and excessive bulk, constitute a cramped, obtrusive and “top heavy” form of development, harmful to the visual amenities and character of the area and detrimental to the established spatial standards, as such contrary to Policies H8, H9 and BE1 of the Unitary Development Plan.”

An appeal has been submitted in relation to the above refusal which is currently pending.

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.

In comparison to the previous planning application (ref. 12/01161) the overall bulk of the proposed extension has been substantially reduced with the roof hipped at either end. The 2006 approval also allowed for a hipped roof extension, although the ridge was somewhat narrower. It is noted that a separation of 0.56m exists in respect of the north-eastern side of the dwelling. However, given the nature of the proposal which will in effect involve an enlargement of the existing roof and the provision of accommodation within this space, the bungalow appearance of the

dwelling will largely be maintained so avoiding a cramped form of development. Furthermore, it is not considered that this form of development will undermine neighbouring amenity given the relationship to surrounding houses.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00120, 12/01161 and 12/02066, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
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| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACC03R | Reason C03 |

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

The development is considered satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the 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;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties

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