

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 12/02545/FULL6

Ward:
Petts Wood And Knoll

Address : 25 Priory Avenue Petts Wood Orpington
BR5 1JE

OS Grid Ref: E: 544844 N: 167472

Applicant : Mr Rodney Shelton

Objections : NO

Description of Development:

Part one/two storey front, side and rear extension and elevational alterations.

Key designations:

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

Proposal

Permission is sought for a part one, part two storey front, side and rear extension with elevational alterations.

The side element projects 3.4 metres from the northern flank elevation and features a hipped roof to match that of the existing which extends downward so that the eaves are at the mid-point of the first floor flank elevation. This element is linked to both the rear and front extensions.

The front extension infills the current area between the front door and the existing garage (which is to be removed) and also projects forward of the front elevation by 0.9 metres. A pitched roof is included with an open porch to the front door.

To the rear the extension projects 3 metres from the rear wall for the full width of the existing dwelling and side element. A pitched roof is also included giving a height of between 2.4 metres and 3.4 metres.

Location

The application site is located to the western edge of Priory Avenue and features a two storey semi-detached dwelling. The area is characterised by similar properties

of a broadly similar style and scale. The site is within the Petts Wood Area of Special Residential Character (ASRC).

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

Highways have raised no objection subject to condition.

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
H10 Areas of Special Residential Character
H9 Side Space
T3 Parking

Supplementary Planning guidance 1 and 2

Planning History

There is no planning history for the site.

Two neighbouring properties, at No. 29 and No. 35 have previously been extended to the flank elevation by two storeys with the retention of a 1 metre side space as follows:

No. 35 was granted permission for a single storey front, two storey side and single storey rear extension under application ref. 98/02241 which allowed for a 1 metre side space to the two storey side element.

No. 29 was granted permission for a part one, part two storey front, side and rear extension under application ref. 10/00253. This allowed for a 1 metre side space at ground floor level with a 2 metre separation at first floor level

Conclusions

The main issues relating to the application are the effect that it would have on the character of the ASRC and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The rear extension has a depth of 3 metres and due to the orientation of the property is situated to the north of the adjoining property at No. 23. To the northern boundary there is also an existing detached garage that is to be removed and occupies a large part of the footprint of this section of the proposal where it

adjoins the side element. It is therefore considered that the rear element would not have any further impact upon the amenities or outlook of the neighbouring residents at No. 27 and any impact upon the visual amenities of the residents of No. 23 is considered acceptable.

The infill extension to the front and the associated forward projection are not considered to harm the character of the host dwelling, with sufficient space remaining to the front of the curtilage to allow the parking of two vehicles and overcoming the loss of the garage and the impact of any forward extension onto the current driveway. As such this element is considered acceptable.

The two storey side extension allows for a 1 metre side space to the boundary with No. 27 and maintains the hipped design of the roof that allows for a degree of subservience to the existing gable end. No. 27 has a single window to the first floor southern flank elevation and a garage at ground floor level and it is considered that no impact would occur to the outlook or daylight of the residents of this property.

Consideration must be given to the spatial standards of the ASRC as well to the nearby two storey side extension at No. 29 and the former at No. 35. The latter is considered to be less relevant in respect of the policy changes that have taken place since that decision and the emphasis on protecting the open character of the area. The extension at No. 29 sees a 1 metre side space at ground floor level and a 2 metre separation at first floor level. The original property is very similar in design to that of the application site and the proposal, in terms of ground floor width and design is almost exactly the same. No. 29, however, included a two storey rear extension and a greater degree of first floor separation to the flank wall.

The proposal sees the roof slope being extended downward to the mid-point of the first floor flank elevation, resulting in the first floor being between 1.8 metres at the roof eaves to the boundary and 1 metre at the flank wall to the boundary. On balance it is considered that this side element would not be detrimental to the character or spatial standards of the ASRC or the character or setting of the host dwelling.

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 ASRC.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/02545 and 10/00253, 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 | ACH03 | Satisfactory parking - full application | | | |
| | ACH03R | Reason H03 | | | |
| 4 | ACI11 | Obscure glaz'g/details of opening (1 in) | in the first floor | | |
| | | northern flank elevation | | | |
| | ACI11R | Reason I11 (1 insert) | BE1 and H8 | | |
| 5 | ACI13 | No windows (2 inserts) | first floor | northern flank | |
| | | development | | | |
| | ACI13R | I13 reason (1 insert) | BE1 and H8 | | |
| 6 | ACK01 | Compliance with submitted plan | | | |
| | ACC01R | Reason C01 | | | |
| 7 | AJ02B | Justification UNIQUE reason OTHER apps | | | |

Policies (UDP)

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- T3 Parking

Supplementary Planning guidance 1 and 2

Application:12/02545/FULL6

Address: 25 Priory Avenue Petts Wood Orpington BR5 1JE

Proposal: Part one/two storey front, side and rear extension and elevational alterations.

