

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

Application No : 12/02728/FULL6

Ward:
Petts Wood And Knoll

Address : 22 Broxbourne Road Orpington BR6
0AY

OS Grid Ref: E: 545756 N: 166642

Applicant : Mr And Mrs C Whittle

Objections : YES

Description of Development:

Part one/two storey rear extension.

Key designations:

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

Proposal

- The proposed extension will have a rear projection of 4.0m at ground floor level and will step in to 3.0m at first floor level.
- The extension will have a width of 7.3m and will have a roof with a height of 6.7m, lower than the main roof of the house.

Location

The application site is on the western side of Broxbourne Road. The site comprises a detached two storey dwelling in an area characterised by similar detached development with relatively large rear gardens. The wider area is residential in character, with similarly sized dwellings and plots.

Comments from Local Residents

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

- concern over possible loss of trees
- loss of light
- loss of outlook

Comments from Consultees

None.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions) and NE7 (Development And Trees) of the adopted Unitary Development Plan.

The Council's adopted SPG guidance is also a consideration.

Planning History

Planning permission was granted under ref. 03/02834 for a two storey side and part one/two storey rear extension and decking.

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 proposal will not be visible from the road and is not considered to harm the street scene. The proposal would retain a large garden area and would not over-dominate the host building, including a subservient hipped roof. The impact on the character of the area is not considered to be significant.

The proposal will not affect the amenities of nearby residential properties. To the south, No. 24 will not have a clear view of the extension as an existing two storey section of the house projects to the rear and the proposed extension will not extend further beyond the rear wall of this and will be a significant distance from No. 24. To the north, the extension will have some impact and overshadowing on No. 20. No flank windows would be affected however the first floor rear windows would be affected. The houses are separated by approximately 3m and this separation will reduce the visual impact of the extension, which will project 3m at first floor level. The bulk has been minimised with the first floor set back and the hipped, subservient roof. Given the detached nature of the houses and the separation this creates, the relationship is considered to be acceptable on balance. No. 20 is also set slightly further back than the application site and this too will reduce the visual impact.

The proposal is not considered to impact on the nearby false acacia tree. The separation provided to this tree is considered to be acceptable and standard conditions have been suggested by the Tree Officer.

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. 12/02728, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 3 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 4 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 5 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 6 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 7 | ACI13 | No windows (2 inserts) first floor flank extension |
| | ACI13R | I13 reason (1 insert) BE1 |
| 8 | 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
- NE7 Development and Trees

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

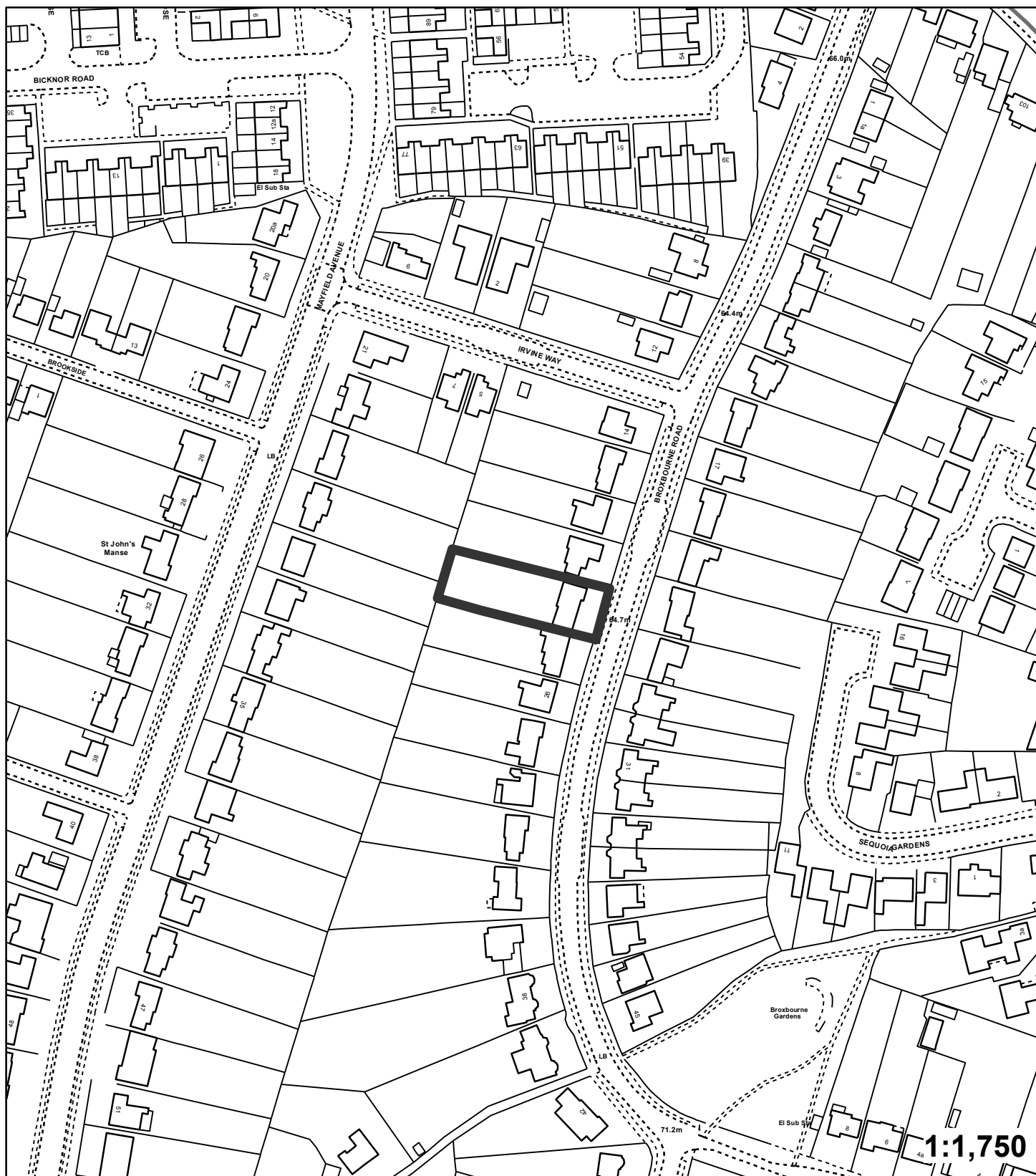
- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed
- (d) the impact on trees.

and having regard to all other matters raised.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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