

SECTION '2' – Applications meriting special consideration

Application No : 12/03254/FULL1

Ward:
Chelsfield And Pratts
Bottom

Address : 145 Warren Road Orpington BR6 6JE

OS Grid Ref: E: 546237 N: 164383

Applicant : Mr W Alimo

Objections : YES

Description of Development:

Detached two storey two bedroom dwelling and associated vehicular access at land adjacent to 145 Warren Road.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

The proposed dwelling will occupy land forming part of the rear garden at 145 Warren Road which fronts the highway at Warren Road. The proposed dwelling will incorporate a footprint measuring 6.8m (w) x 7.7m (d) and will be set 1.0m in from the boundaries either side. The dwelling will rise to a maximum height of approximately 7.8m and incorporate a pitched roof without any accommodation within. The vehicular access will front Warren Road. An existing detached garage serving the existing dwelling at No 145 will be used for the new house with the position of the doors swapped over.

Location

145 Warren Road, the host dwelling, forms part of a pair of semi-detached properties occupying the corner site situated on the western side of the junction of Warren Road with Cloonmore Avenue.

Comments from Local Residents

The following objections have been raised:

- proposal fails to overcome previous grounds of refusal

- proposal will adversely affect neighbouring amenity by reason of loss of light, prospect and privacy
- adjoining bus stop will be affected

Comments from Consultees

Technical comments have been raised by Transport for London in relation to the location of the bus stop outside the site.

Any additional consultee comments will be reported verbally at the meeting.

Planning Considerations

Policies BE1, BE7 and T18 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 resist the construction of high or inappropriate enclosures where these would erode the open nature of the area; and to ensure that new development does not adversely affect road safety.

Planning History

Under ref. 88/02381, permission was granted for the erection of a single storey side extension at 145 Warren Road and the re-siting of the detached garage.

Under ref. 03/01988, permission was granted for the erection of a single storey conservatory extension.

Under refs. 11/02406 and 12/00194 applications – both for detached two storey two bedroom dwelling with accommodation in roof space and a side dormer – were both refused on the following grounds:

“The proposal represents a cramped overdevelopment of the site by reason of the restrictive size of plot available and would be detrimental to the character of area, contrary to Policies BE1 and H7 of the Unitary Development Plan.

The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able to continue to enjoy by reason of visual impact and loss of prospect in view of its size and siting, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.”

In the case of ref. 12/00194, the overall width of the dwelling was reduced by 1.5m partly as a result of a side garage; the proposed boundary line shared with the existing property at No. 145 was revised and was partly tapered; and modifications were made to eastern elevation, roof profile and flank dormer.

Both applications were dismissed at appeal (under one decision). In considering the appeals, the Planning Inspector raised the following points:

“the overall height of both of the proposed dwellings would be taller than the neighbouring houses and the side dormer of each would be overly prominent.”

In Para 6 the Inspector considered:

“More concerning is the fact that both dwellings would occupy almost the full width of the sub-divided plot. This would harmfully reduce the space between Nos. 145 and 143 Warren Road. Furthermore, the depth of the rear garden of each of the proposed dwellings would be very shallow compared to those of the surrounding properties, as would the resulting garden for the host dwelling, even if the Council’s minimum garden area standard would be met. This arrangement would be at odds with the prevailing layout of properties within the local area. Finally, both of the dwellings proposed would sit forward of the front elevation of No. 143 Warren Road and this would only serve to exacerbate their incongruous effect on the street scene.”

In considering the impact on neighbouring amenity the Inspector observed that:

“both of the proposed houses would sit very close to the rear of No. 145 Warren Road, which is set at an angle of about 45 degrees. I consider that if either of the houses proposed was to be built, it would be very oppressive when viewed from the rear of the host property, and the outlook from it would be unacceptably harmed.”

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 previously refused application the following changes have been incorporated:

- overall width reduced from 8.1m to 6.8m and 1.0m separation provided between the eastern flank of the building and the proposed boundary;
- depth reduced from 8.7m to 7.7m;
- overall height reduced from 8.2m to 7.8m, eastern side dormer deleted and no accommodation sought at second floor level

Despite the changes made since the previous scheme it is officers’ view that the revised scheme will remain cramped and out of character with the surroundings, given local spatial standards and the size of the plot, and that this will adversely reduce the space between Nos. 145 and 143 Warren Road. The development will lack adequate amenity area given that the rear garden will extend to little over 6.0m in depth (in contrast to neighbouring houses which incorporate deeper rear gardens).

Further concerns relate to the impact of the development on neighbouring amenity, particularly in view of the proximity of the dwelling to the host dwelling at No 145. It is considered that the proposed development will appear overdominant and oppressive and will undermine outlook. Accordingly it is not considered that the previous grounds of refusal have been overcome.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/02406, 12/00194 and 12/03254, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal represents a cramped overdevelopment of the site by reason of the restrictive size of plot available and would be detrimental to the character of area, contrary to Policies BE1 and H7 of the Unitary Development Plan.
- 2 The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of visual impact and loss of prospect in view of its size and siting, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

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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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