

SECTION '2' – Applications meriting special consideration

Application No : 12/01462/FULL6

Ward:
Orpington

Address : 5 Magdalen Grove Orpington BR6 9WE

OS Grid Ref: E: 546623 N: 164659

Applicant : Mr Chris Downing

Objections : NO

Description of Development:

Single storey side and two storey rear extensions and roof alterations

Key designations:

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

Proposal

This proposal is for a single storey side and part one/two storey rear extensions and roof alterations. The property is proposed to be extended to the rear by 4m at a ground floor level and 3m at a first floor level. A single storey side extension with a depth of 6.25m with a width of 1.7m and overall height of 3.4m.

Location

The application site is currently comprised of a two storey detached dwelling located to the north of Magdalen Close. Properties in the area are primarily detached dwellings of a similar scale although they vary somewhat in terms of their architectural style.

Comments from Local Residents

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

Comments from Consultees

No statutory consultations were undertaken as part of this application.

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
H9 Side Space

Supplementary Planning Guidance (SPG) 1 General Design Principles
Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

The National Planning Policy Framework and London Plan are also key considerations in the determination of this application.

Planning History

Permitted Development rights for the conversion of the garage were removed under planning ref. 85/1793.

In 2012 under planning ref. 12/01109, permission was granted for a two storey rear and single storey side extensions, roof alterations incorporating rear and front dormer window extensions and elevational alterations.

The property was proposed to be extended by 4m at the rear at a two storey level with a width of 10.9m and dormer window above resulting in the ridge height of the proposed extension being 8.6m above ground level. A dormer window was proposed to be located in the principal elevation and an additional window was proposed in the first floor flank elevation. A single storey side extension was also proposed which would have been 1.7m in width, 6.2m in depth and would have an overall height of 3.4m.

Originally concerns were raised by Members at Committee given the considerable scale of the proposal which was 4m depth at a two storey level with a sizeable rear dormer window located 1m from the boundary with No. 11 Abingdon Way, approximately 1.8m from the boundary with No. 13 and 1.12m from the flank boundary with No. 6 Magdalen Grove and it was considered the proposal would result in a detrimental visual impact and would appear as an over-dominant feature when viewed from the rear elevations of these properties resulting in a loss of prospect.

The application was subsequently revised which removed the rear and front dormer window extensions and the provision of accommodation in the roofspace resulting in a significant reduction in the height of the roof above the proposed extension (the superseded plans proposed a height of 8.6m to the ridge while the revised plans propose a height of 5.5m to the ridge).

The ground floor element of the proposal was to remain at 4m in depth; however, the first floor element of the proposal would be reduced in depth by 1m from the previous scheme, resulting in an extension of 3m in depth at a first floor level. The ground floor would remain a minimum of 1.04m from the boundary with No. 11; however, the distance retained from the first floor would be increased to a

minimum of 1.2m from the boundary with No. 11 and approximately 1.7m from the boundary with No. 13. These revisions were considered by Members to overcome previous concerns and planning permission was subsequently granted on 12th September 2012 the basis of the revised plans received.

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.

This current proposal seeks to extend the ground floor by 4m to the side with the first floor stepped back by 1m resulting in a maximum depth of 3m. The principle of constructing a part one/two storey rear extension of this scale has been established under planning ref. 12/01109 and as such the key consideration is to whether the increase in roof height from the 5.5m of the approved scheme to 8.5m currently proposed is acceptable.

The proposed roof above the first floor extension would be level with the ridge line of the existing property and although considerable in scale would have a hipped roof profile which projects away from the flank elevations thereby minimising its visual impact. The proposal would be sited a minimum distance of 1.3m from the flank boundary with No. 11 and given this property would be sited a further 15m from the flank boundary this is not considered to result in an unacceptable impact on the residential amenities of this property to such an extent as to warrant refusal.

In terms of the potential impact on No. 6, the proposal would be sited 18m from the rear elevation of this property and given this orientation of the site this is not anticipated to impact significantly on the residential amenities of this property.

The proposed two storey element would be no closer to the rear elevation of No. 13 than the existing building and as such is not anticipated to result in any additional impact on the residential amenities of this property.

No. 6 Magdalen Grove is located to the south of the application site and an attached garage of considerable scale located on the boundary with the application site would partially screen the proposed extension from the view of this property. As such the proposal is not anticipated to impact significantly on the residential amenities of this property.

The proposed side extension is minimal in scale and the principle of this section development has been established under planning ref. 12/01109 and as such this element of the proposal is considered to be acceptable.

The proposal would not be highly visible in the streetscene and is not considered to impact detrimentally on the visual amenities of the host dwelling or character of the area.

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 loss of amenity to local residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01462 and 12/01109, 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 ACI11 Obscure glaz'g/details of opening (1 in) in the first floor
 northern flank elevations
 ACI11R Reason I11 (1 insert) BE1
- 4 ACI17 No additional windows (2 inserts) first floor flank extension
 ACI17R I17 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

Reason: In the interests of the residential amenities of neighbouring properties, and the visual amenities of the area in line with Policies BE1 and H8 of the Unitary Development Plan.

Reasons for granting 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
- H9 Side Space

Supplementary Planning Guidance (SPG) 1 General Design Principles
Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

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

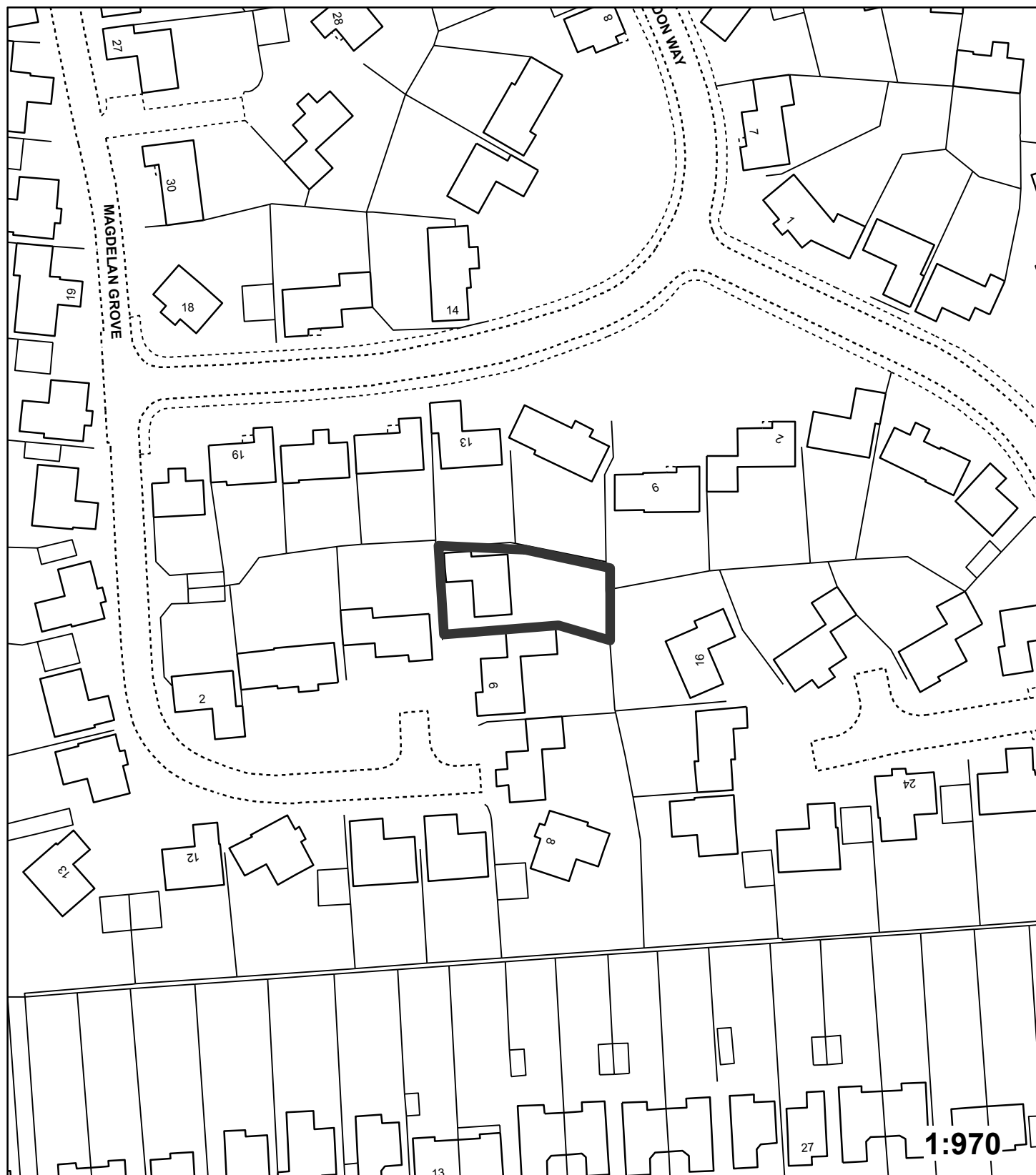
- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

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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