

SECTION '2' – Applications meriting special consideration

Application No : 12/03232/FULL6

Ward:
Chelsfield And Pratts
Bottom

Address : Gara Rise Orchard Road Pratts Bottom
Orpington BR6 7NS

OS Grid Ref: E: 547167 N: 162513

Applicant : Mr Steve Bragoli

Objections : YES

Description of Development:

Two storey front, side and rear extension and elevational alterations together with formation of rear terrace

Key designations:

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

Proposal

The proposal involves the following works:

- part two storey/first floor front and side extension which will extend to within 1.0m of the eastern boundary, much of which will be erected around the existing side roof area
- part one/two storey rear extension which will extend to a maximum depth of 5.0m: the western side of the first floor addition will be recessed by approximately 2.0m with a dormer inserted along the roof slope
- elevational changes affecting fenestration details
- rear terrace which will be raised a maximum 1.2m above ground level and incorporate balustrades and steps and extend to a maximum depth of 3.6m

Location

The application property is situated along the northern side of Orchard Road, approximately 50m to the east of its junction with Rushmore Hill. The road is characterised by detached houses most of which are set within substantial plots.

Comments from Local Residents

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

- no objection to house extension in principle but proposal is enormous in size
- no objection as there would be no significant loss of privacy with fewer windows overlooking dwelling at “High Linden”
- provision of mature planting will also reduce overlooking

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1 and H8 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, and to safeguard the amenities of neighbouring properties.

Planning History

Under ref. 12/01676, an application for two storey front, side and rear extensions and elevational alterations and the formation of rear terrace was refused on the following ground:

“The proposal, by reason of its excessive depth and bulk, would be detrimental to the amenities that the occupiers of the adjoining dwelling at “High Linden” might reasonably be able to expect to continue to enjoy by reason of visual impact and loss of outlook, as such contrary to Policy BE1 of the Unitary Development Plan.”

That application is currently pending consideration at appeal.

Of note, under ref. 08/00111, a detached dwelling was proposed between the existing dwelling at “High Banbury” (situated to the east) and the application site. That proposal was refused on the basis that it would be detrimental to the amenities that the occupiers of the adjoining dwelling by reason of visual impact, loss of prospect and privacy.

Conclusions

The main issues in this case are whether the current proposals would adequately protect the character and spatial standards of the surrounding area and whether they would significantly harm the outlook privacy and amenities of surrounding residents

The dwelling in its existing form comprises a detached 1950s house of modest proportions which has undergone little alteration since construction. The site forms one of a number of detached houses fronting Orchard Road most of which are set within large plots. The dwelling is situated on a slope which rises upward from west

to east and north to south. The site to the east includes a single detached dwelling set well off the boundary, whilst the dwelling to the west, "High Linden", is set a lot closer to the application dwelling, although it is situated on lower ground.

Policies BE1 and H8 draw attention to the need to respect the relationship with existing buildings and spatial standards within the locality. They also highlight the need for proposals to respect the amenity of adjoining occupiers.

This proposal seeks provision for a substantial extension which will mainly be built to the rear and eastern side of the existing building. At the rear it will extend to a maximum 5.0m in depth beyond which a terrace will be erected. The proposal will extend the dwelling further beyond the rear building line of "High Linden" and beyond the rear boundary of that property. The side element (which will align with the rear extension) will maintain a 1.0m separation to the flank boundary and project somewhat forward of the existing front building line.

In comparison to the application refused permission under ref. 12/01676 the first floor element nearest to "High Linden" has been recessed so that the first floor bulk along that side has been substantially reduced. Whilst the extended dwelling will maintain a substantial projection relative to that neighbouring dwelling, it is considered that development will appear less imposing. Furthermore, the loss of two existing first floor flank windows which currently overlook "High Linden" will help to reduce overlooking in the direction of that property, whilst the provision of formal landscaping along the shared boundary (being subject to a condition) could further mitigate the impact of the proposal. Accordingly, this proposal is considered acceptable on balance.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01676 and 12/03232, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04
ACA04R | Landscaping Scheme - full app no details
Reason A04 |
| 3 | ACC04
ACC04R | Matching materials
Reason C04 |
| 4 | ACK01
ACC02R | Compliance with submitted plan
Reason C02 |
| 5 | ACI12
ACI12R | Obscure glazing (1 insert) along the first floor flank elevations
I12 reason (1 insert) BE1 |
| 6 | ACI17
ACI17R | No additional windows (2 inserts) first floor flank extensions
I17 reason (1 insert) BE1 |
| 7 | AJ01B | Justification GENERIC reason FULL6 apps |

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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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