

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

Members deferred this application without prejudice at Plans-Sub Committee 1 on 25th October 2012 in order to seek an increase in the level of separation to the boundary at first floor level.

Following this request, the applicant has chosen to maintain the original proposal and has supplied additional supporting evidence demonstrating a number of two storey side extensions and residential developments within Priory Avenue that they consider to set a precedent in support of the scheme.

Consideration of this information is provided within the Planning History section of this report.

**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

The applicants have submitted supporting evidence containing a number of developments within Priory Avenue, in particular the following:

- No.2a – Application reference 09/01444 granted permission for a two storey 4 bedroom dwelling. This provided a side space of 1 metre to each boundary. It is noted within the officer's report that "Although the site falls within an Area of Special Residential Character the development style and spatial standards along the southern side of Priory Avenue are less characteristic than much of the surrounding ASRC".
- No.2 – Application reference 11/00624 granted permission for a two storey side extension with a 1 metre separation to the new dwelling at No.2a. It was considered that this level of separation was adequate within the context of the separation provided by No.2a.
- No.9 – Application reference 12/02982 granted permission for a part one/two storey front, side and rear extension, front porch and raised patio area to rear. The side extension is single storey in nature and provides a separation of between 0.27 metres and 1 metre and Members will be aware that single storey extensions are not subject to the side space requirements of Policy H9. The two storey element permitted is to the rear elevation and is also not subject to Policy H9.
- No.35 – Application reference 98/02241 granted permission for a single storey front and two storey side and single storey rear extension
- Nos. 44 and 46 – Permission was granted on appeal (Bromley reference 99/01404) in 2000 for the demolition of a single storey bungalow and the erection of two detached dwellings. In allowing the appeal, the Inspector stated that although the spatial relationship between the houses may not be as generous as some of their neighbours, the degree of separation that would be achieved to the side boundaries and adjoining houses would be comparable to other arrangements in the locality.

A number of properties and developments that are cited by the applicant are not considered relevant, either because the property is in its originally constructed state prior to the adoption of the ASRC, or the development was permitted prior to the adoption of the ASRC. These are:

- Nos. 11 (1985), 14 (1989) were permitted two storey side extensions prior to the adoption of the ASRC.
- Nos. 4, 4a, 6, 10, 12, 38, 40 are considered to currently be in their original form of construction, pre-dating the adoption of the ASRC by a substantial period of time and at least before 1980.

## **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.

as amended by documents received on 04.12.2012

**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
- H10   Areas of Special Residential Character
- 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.



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

© Crown copyright and database rights 2012. Ordnance Survey 100017661.