

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

Application No : 12/03120/FULL6

Ward:
**Chelsfield And Pratts
Bottom**

Address : 177 Warren Road Orpington BR6 6ES

OS Grid Ref: E: 546464 N: 164272

Applicant : Mr Deepak Kumar

Objections : YES

Description of Development:

Part one/two storey front, side and rear extension and rear dormer

Key designations:

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

Proposal

- The property is to be extended 5.9m on the ground floor at its widest point and 3.8m at first floor level. The proposal will extend 3.5m to the rear.
- The total width of the extension will be 12.2m, squaring off the dwelling. A rear dormer is proposed and the roof will be lower than the main roof of the house and hipped.
- The length of the first floor side extension will be 11.8m, with a 6.1m side space retained at first floor level and a 3.0m side space at ground floor level.
- To the front of the house, the existing bay window will be replaced with a porch, incorporating a pitched roof with a height of 3.5m, extending 0.75m forward of the front of the house.

Location

This property is located on the eastern side of Warren Road and is a two-storey detached family dwelling-house set within a sizeable plot. It appears this property was possibly a semi-detached dwelling in the past and the adjoining property has subsequently been demolished to be replaced by a detached bungalow, although there is no indication of this in the planning history. The area is predominately characterised by post-war detached and semi-detached dwellings with occasional bungalows and older detached properties on the western side of Warren Road.

The area is lacking in a uniform architectural style and properties vary in terms of scale and appearance.

Comments from Local Residents

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

- overlooking and loss of privacy
- out of character with surrounding development
- loss of light
- overdevelopment
- impact on foul drainage system

Comments from Consultees

None.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

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

Planning History

Planning permission was granted under ref. 10/01518 for a part one/two storey side extension.

Planning permission was refused under ref. 10/03622 for a part one/two storey side and rear extension. The refusal grounds were as follows:

'The proposed resulting dwelling, by reason of its size and design, would appear incongruous and would be unduly obtrusive in the street scene and out of scale and character with neighbouring properties, contrary to Policies BE1 and H8 of the Unitary Development Plan.

The appearance of the resulting dwelling is unsatisfactory with little regard for architectural design in relation to form and proportion of individual elements, contrary to Policies BE1 and H8 of the Unitary Development Plan.

The proposal, by reason of its forward proportion in relation to 175a, would be overly dominant and would be detrimental to the amenities that the occupiers of that property might reasonably expect to be able to continue to enjoy by reason of visual impact, loss of light and prospect in view of its size, contrary to Policies BE1 and H8 of the Unitary Development Plan.'

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 previously refused scheme represented a much larger extension which projected beyond the rear building line of the neighbouring properties and occupied a large amount of the space to the side of the building at two storey level. The current proposal is larger than that previously permitted and includes a subservient hipped roof which does not appear excessively bulky given that the dwelling is in a prominent position in advance of No. 175A. This design is similar to the previously permitted scheme and this is considered to soften the appearance of the building within the street scene.

The proposed front porch will be in context with the house and will only project 0.75m forward of the house. This is considered to be suitable in respect to the street scene and will not be excessively prominent.

The extensions will square off the dwelling and will include a large structure which projects to the front of No. 175A but does not project to the rear of the neighbouring houses. The extension will be in line with the rear wall of the extension at No. 177A. This is considered not to result in a detrimental visual impact and harm to the outlook from the rear of No. 177A. There are no first floor rear windows at No. 177A that could be affected by the two storey rear projection. The ground floor rear window may not be affected by loss of outlook, with the bulk of the extension not apparent from this neighbouring dwelling. No. 177A possesses a side door and obscurely glazed side window. It is also considered that this window would not be harmed as it already looks out onto the flank wall of the house and does not serve a bedroom or living area.

Similarly, the front windows of No. 175A may be impacted upon although there is a greater separation between the building and No. 175A. It is noted that No. 175A does not possess flank windows and the extension will not project beyond the rear of this property.

The proposed rear dormer is not considered to exacerbate the existing issues of overlooking to properties to the side and rear of the dwelling. The design of the dormer is somewhat unusual however it is sited to the rear of the house and will not dominate the roof space to an extent that would impact harmfully on the character of the house.

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 files refs. 10/01518, 10/03622 and 12/03120, 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 ACI13 No windows (2 inserts) first floor flank extension
 ACI13R I13 reason (1 insert) BE1
- 4 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 the 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
- H9 Side Space

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

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 The applicant is informed that the first floor flank windows indicated within original dwelling on the permitted plans do not form part of the planning permission hereby granted and the applicant should refer to the General Permitted Development Order for details of permitted development allowances for these alterations.
- 2 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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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