

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

Application No : 12/03121/FULL6

Ward:
Chelsfield And Pratts
Bottom

Address : 50 Tregony Road Orpington BR6 9XG

OS Grid Ref: E: 545957 N: 164784

Applicant : Mr And Mrs Dunlop

Objections : NO

Description of Development:

Part single/two storey side extensions

Key designations:

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

Proposal

Relates to a part single/two storey side extension.

Location

Site relates to a detached property located on west side of Tregony Road. The site is accessed via a driveway shared with No.52 and 54 Tregony Road. The area is characterised by detached properties of similar size and design with some terraced properties located North West of the site.

Comments from Local Residents

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

Comments from Consultees

N/a

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Planning History

In 2007, the erection of flank fence/wall with an average height of 2.75 metres was refused (ref. 07/01137).

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 proposed extension would build above and behind the existing attached garage to form a two storey side extension. It would have a hipped roof with the front eaves lower than those existing and a dormer window. The extension is considered to be of an acceptable design, in scale and character with the existing dwelling and unobtrusive to the surrounding area.

With regards to residential amenity, the only potential impact would be on No.52 Tregony Road to the south west side. The extension would not protrude forward of the building line; any wider than the existing garage; or any deeper than the rear elevation. It would maintain the approximate 1m gap to the boundary and the design and scale of the extension would suggest minimal harm to the prospect currently enjoyed by this property. The only window that would lose a degree of outlook serves a landing. There would be no overlooking issues and on balance the proposal is considered to bring no undue harm to the amenities of this property.

The scheme is to be determined by committee due to its breach with Policy H9 regarding side space. At its narrowest point the extension would have a 980mm gap to the boundary, widening to 1.35m to the rear. This is considered a marginal allowance and given the reasons discussed above regarding design and amenity, it is deemed a suitable situation to warrant an exception to Policy H9.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03121, 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 AJ02B Justification UNIQUE reason OTHER apps

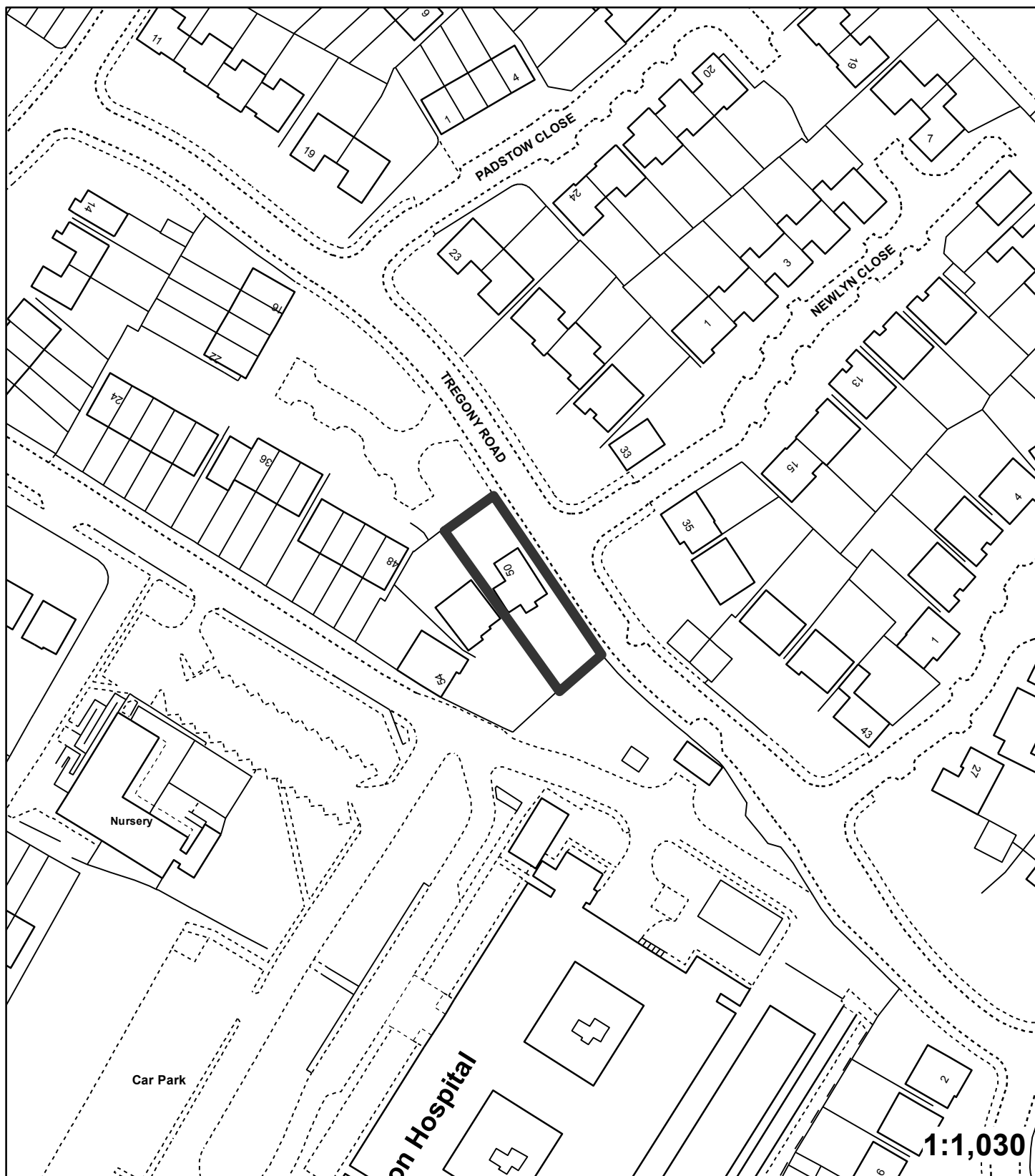
Policies (UDP)

BE1 Design of New Development
H8 Residential Extensions
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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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