

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

**Application No :** 12/03127/FULL6

**Ward:**  
Farnborough And Crofton

**Address :** 32 Crofton Avenue Orpington BR6 8DU

**OS Grid Ref:** E: 544353 N: 165638

**Applicant :** Mr S Gloag

**Objections :** NO

**Description of Development:**

Part one/two storey front extension and conversion of garage to habitable room.

Key designations:

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

**Proposal**

Permission is sought for a part one/two storey front extension and conversion of garage to habitable room.

**Location**

The application site is located on the north western edge of Crofton Avenue, set on the junction with Oakwood Road and comprises a two storey detached dwelling.

The surrounding locality is predominantly residential in nature, there is a varied streetscene featuring a mix of architectural styles, construction materials and dwelling sizes.

**Comments from Local Residents**

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

**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**

Planning application (ref. 12/01508) for a single storey rear extension certificate of lawfulness for a proposed development was withdrawn.

Planning application (ref. 12/02114) for a part one/ two storey front extension was refused for the following reason:

The proposed extension, by reason of the excessive front projection at first floor would be harmful to the character of the streetscene, and the amenities of No. 30 Crofton Avenue by reason of visual impact and prospect, contrary to Policy BE1 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.

A previous application (ref. 12/02114) for front extensions was refused for their excessive projection and adverse impact on the adjacent property.

The application has been amended since the previous refusal by the relocation of the first floor extension so that is now located on the other side of the dwelling, away from the boundary shared with No. 30 Crofton Avenue. The front gable has been replaced with a hipped roof and the extension has also been reduced in depth from a maximum of 4.9m to 4.7m. A streetscene drawing has also been submitted with this application to show the development in the wider context of Crofton Avenue and Oakwood Road.

Whilst it is noted that dwellings are varied in the locality, with some incorporating front projections. The application site is located on a highly prominent corner plot, the front extension has not been reduced in depth to a point where it appears as a subservient feature on the front elevation or the streetscene, despite the relocation on the elevation and amendment to the roof design. As such, the proposals are considered to not address the reason for refusal, which specifically refers to the excessive front projection of the extension.

The proposals would therefore appear harmful to the streetscene by appearing excessively bulky and dominant.

With regard to amenity, the most affect property would be No. 30 Crofton Avenue, located directly north east of the dwelling.

These dwellings are unusual in that the front bedroom does not have a front facing window; instead they are arranged with a flank window. In this instance, the bedroom of No. 30's flank window faces towards No. 32.

The proposed first floor extension was previously proposed to project adjacent to the boundary, resulting in a significant loss of amenity for these occupiers. The extension has now been relocated to the other side of the dwelling, where it would no longer breach the 45 degree angle of visibility and is not considered to result in a loss of amenity.

The garage is to be converted to habitable space; however, as the driveway would provide two off street parking spaces no objection is raised in this regard.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above it was considered that the development in the manner proposed is not acceptable in that it would result in a intrusive impact in the streetscene.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03127 and 12/02114, excluding exempt information.

## **RECOMMENDATION: PERMISSION BE REFUSED**

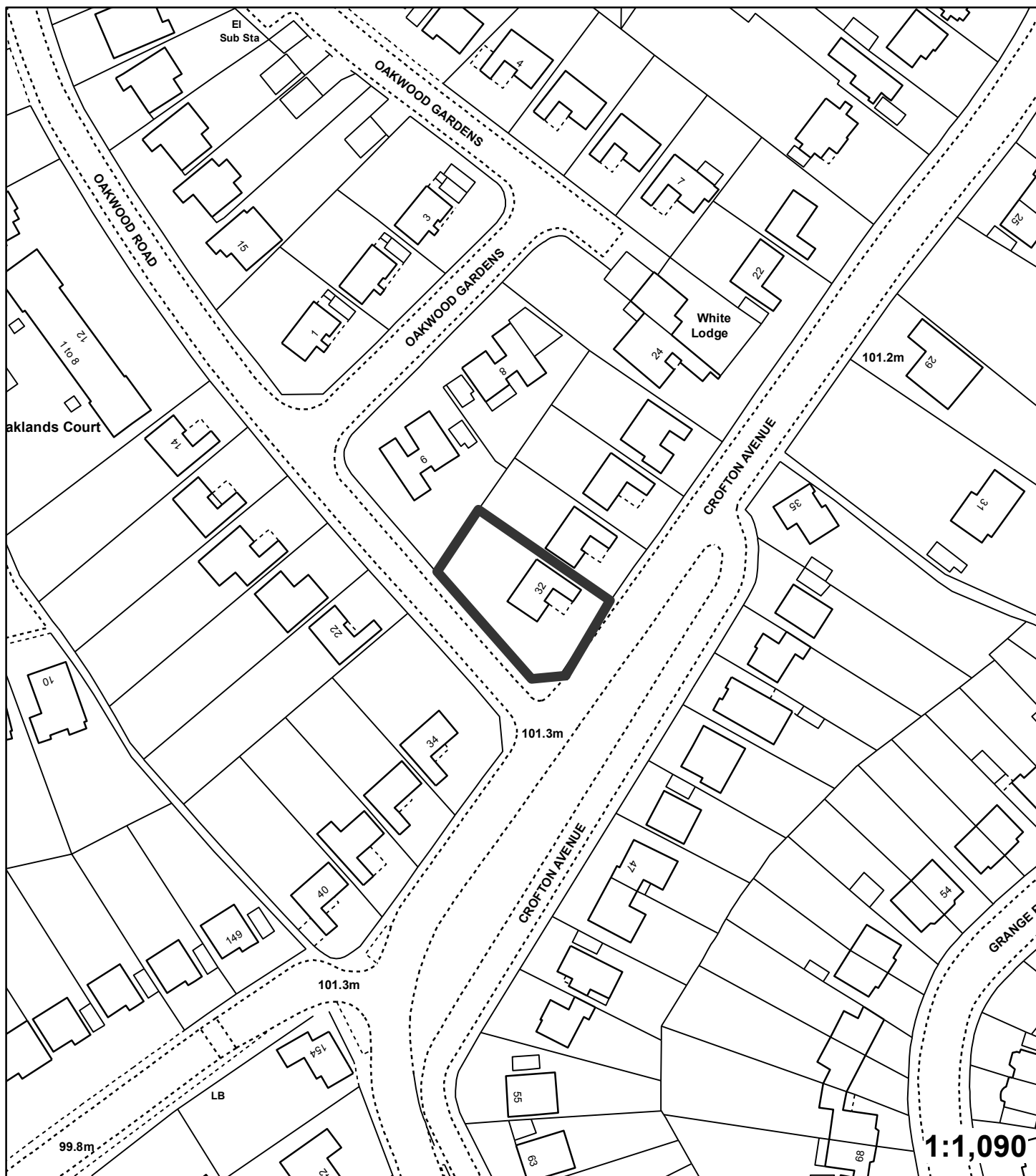
The reasons for refusal are:

- 1 The proposed extension, by reason of the excessive front projection would appear overly intrusive and harmful to the character of the streetscene, contrary to Policy BE1 of the Unitary Development Plan.

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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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