

SECTION '2' – Applications meriting special consideration

Application No : 12/03868/FULL6

Ward:
Orpington

Address : 1A Alma Road Orpington BR5 4PT

OS Grid Ref: E: 547881 N: 165805

Applicant : Mr And Mrs A Bunce

Objections : NO

Description of Development:

Two storey side and single storey rear extension and front porch.

Key designations:

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

The application was deferred at Plans Sub-Committee on the 24th January 2013 in order to seek a reduction in the bulk of the proposal and to increase the side space to the flank boundary. Amended plans have been received dated 31/01/13 indicating a fully hipped roof and a reduction in the width of the extension by 0.2m. The report is repeated below, updated where necessary.

Proposal

- The property is to be extended by 3.0m to the rear of the house. This extension will have a width of 8.6m and will span the entire width of the plot. The roof will be sloped with a height of 3.5m (2.5m to eaves level).
- The proposed two storey side extension will have a width of 4.2m at the widest point and will have a length of 8.0m. The roof will be 6.6m in height and will incorporate a hipped roof which will be lower than the main roof of the house. The proposal will be constructed with a 0.2m side space to the flank boundary of the site.
- The proposed front porch will replace the existing porch and will have a forward projection of 2.3m. The width will be 3.1m and the roof will be pitched with a height of 3.4m.

Location

This property is located on the southern side of Alma Road and the western side of Chelsfield Lane. The site occupies a corner location and comprises a two storey

detached dwelling. The area is predominately characterised by similar detached and semi-detached dwellings.

Comments from Local Residents

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

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. 89/03540 for a single storey front/side extension. These extensions will be replaced by the proposal.

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 house is located on a corner of two roads and such sites require a generous side space to be retained when considering two storey side extensions to dwellings (as outlined in Policy H9). The proposed side extension will be constructed close to the flank boundary of the site, retaining a 0.2m side space and a boundary fence, and would be technically contrary to side space policy, however there is a generously sized area of public land to the side of the site which separates the house from the highway. This land is considered to reduce the visual impact within the street scene and it is considered that this situation results in a suitable relationship and impact on the local character. The proposed side extension will be subservient to the house in respect to its height and this bulk (6.6m in height) is considered to result in a suitable impact within the street scene on this prominent corner site, particularly in light of the revised plans which indicate a hipped roof and reduction in width. The neighbouring dwellings are all considered to be separated from the two storey aspect of the proposal by a suitable amount to prevent significant loss of outlook or light.

The design of the proposed two storey extension is considered to significantly alter the appearance and character of the house, however the original features of the house would be retained and it is considered that the proposal would not create a

dwelling that would be out of context or scale with the area. The design is considered to be improved from the previously deferred proposal. The reduction in roof bulk and width is considered to considerably reduce the sense of bulk.

The proposed single storey rear extension will span the entire width of the house and will project to the rear of the neighbouring dwelling. The extension will be sited to the north of this neighbour and due to the separation between the detached dwellings the extension is considered not to impact seriously on the light and outlook from this neighbouring house, which also possesses a single storey rear extension.

The proposal seeks to replace the existing front porch and although this will project 2.3m forwards of the front wall of the house, this would not harm the character of the house or wider area. The porch is considered to be in context with the scale of the house and will be set back a significant distance from Chelsfield Lane, therefore it will not appear excessive or prominent. The porch will also not project significantly forward of the building line on Chelsfield Lane.

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 significantly harmful impact on the character of the area and would not impact harmfully on the amenities of neighbouring residential properties. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03868, excluding exempt information.

as amended by documents received on 31.01.2013

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 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.

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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"