

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

Application No : 12/03638/FULL6

Ward:
Orpington

Address : 22 Woodley Road Orpington BR6 9BN

OS Grid Ref: E: 547027 N: 165581

Applicant : Mr Ed Cousin

Objections : YES

Description of Development:

Part one/two storey rear extension

Key designations:

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

Proposal

Permission is sought for a part one/two storey rear extension measuring 4m deep at ground floor, 3.5m deep at first floor up to a height of 7.2m with a hipped roof.

Location

The application site is set to the north western edge of Woodley Road and comprises a semi-detached two storey residential dwelling. The surrounding locality is predominantly residential.

Comments from Local Residents

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

- extensions would have an impact on lighting, external appearance and be overly dominant.
- drawings do not include all dimensions
- site plan boundaries are incorrect, OS site plans should not be used and a HM Land Registry Plan should be submitted.
- if planning permission is granted, could have boundary disputes.
- although extension is smaller, it is still 4m long and 2 storeys high resulting in loss of light.
- would not have brought the house if next door had an extension.

The full text of correspondence received is available to view on file.

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

12/02223/FULL6 – part one/ two storey rear extension – refused

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.

This application is a resubmission of planning ref. 12/02223 which sought permission for a 6m deep, part single, part two storey rear extension. This was refused for the following reason:

“The proposed rear extension, by reason of its excessive depth and proximity to the boundaries with Nos. 20 and 24 Woodley Road, would be overly-dominant, intrusive and would be detrimental to the amenities enjoyed by the occupants of those properties, contrary to Policies BE1 and H8 of the Unitary Development Plan.”

The proposals have been amended to reduce the depth of the ground floor from 6m to 4m and the first floor has been reduced from 6m to 3.5m deep.

The extensions are set to the rear, although the extended flank would be visible from the highway due to the staggering of the houses in Woodley Road. It is considered that the extensions would not be harmful in the streetscene.

With regard to amenity, the extensions would project 1m rearward of the attached dwelling No. 24 which has an existing 3m deep extension. This is not considered to result in a loss of amenity. At first floor there would be a 3.5m projection, inset 2m from the shared boundary. Where the roof is set below ridge level, it is considered that the extension would not result in an unacceptable impact, especially where it is set to the north of No. 24 and therefore not block the direction of sun travel.

The extensions would project rearward of No. 20, which is set forward of the application site. Whilst the occupants of this property would be able to see the extension, this in itself is not a reason to refuse planning permission. It is considered that the reductions in depth are substantial and address the reason for refusal. There is a separation gap over 5m between these two properties, with a

single storey garage in the curtilage of No. 20, which would screen the part of the extension to some extent.

Within the objections received, comments have been made with regard to the accuracy of the boundary line to the front of the property and the potential disputes that could arise from construction vehicles parked on the forecourt. Boundary disputes fall outside of the planning system, and are civil matters. The arrangements for parking and storage of construction materials is the responsibility of the applicant.

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 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.

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
 ACC03R Reason C03
- 4 ACI12 Obscure glazing (1 insert) serving the first floor en-suite
 bathroom
 ACI12R I12 reason (1 insert) BE1
- 5 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space

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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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