

SECTION '2' – Applications meriting special consideration

**Application No :** 13/00190/FULL6

**Ward:**  
**Cray Valley West**

**Address :** 14 Church Hill Wood Orpington BR5  
2JD

**OS Grid Ref:** E: 546010 N: 167875

**Applicant :** Mr And Mrs Martin

**Objections :** YES

**Description of Development:**

Single storey rear extension

Key designations:

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

**Proposal**

Permission is sought for a single storey rear extension with a depth of between 1.55 metres to the southern elevation and 3.5 metres to the northern elevation, with a height of between 2.6 metres at eaves level and 3.4 metres to the ridge. Roof lanterns are also proposal with an additional height of 0.4 metres.

**Location**

The application site is located to the eastern edge of Church Hill Road and features a single storey semi-detached dwelling with a single storey detached garage to the rear.

**Comments from Local Residents**

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

- the neighbouring resident at No.16 has raised concerns that the proposal will have a harmful impact upon the daylight received to the rear of his property with a negative impact upon the quality of life currently enjoyed.

**Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions  
Supplementary Planning Guidance 1 and 2

### **Planning History**

Application ref. 12/01466 for a similar proposal with a depth of between 5.1 metres and 2.05 metres was refused on the ground that:

“The proposed extension would, by reason of its excessive rearward projection, have a seriously detrimental effect on the daylight received to the adjoining house and the prospect which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.”

Application ref. 12/03273 revised the above scheme with a depth of between 4 metres and 2.95 metres, which was refused on the grounds that:

“The proposed extension would, by reason of its siting and excessive rearward projection, have a seriously detrimental effect on the daylight received to the adjoining house at No.16 and the prospect which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, 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 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.

Previous proposals of this nature have twice been refused on the grounds of the excessive rearward projection and the resulting detrimental impact upon the daylight and prospect enjoyed by No.16 and in an effort to overcome these grounds the applicant has reduced the depth further to 3.5 metres. The roof design represents a reduction in the overall height of the ridge line, with the existing hipped roof to the rear being replaced, and it is also noted that the eaves to the northern flank elevation have been designed to be lower than the existing dwelling.

It is considered that although any extension would have an impact upon the daylight received by No.16, the reduction in depth to 3.5 metres in conjunction with

the 490mm separation to the boundary and the overall roof design are such that the impact is now considered to be to an acceptable extent.

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           |
|   | ACC01R | Reason C01                               |
| 4 | AJ02B  | Justification UNIQUE reason OTHER apps   |

Policies (UDP)

BE1 Design of New Development

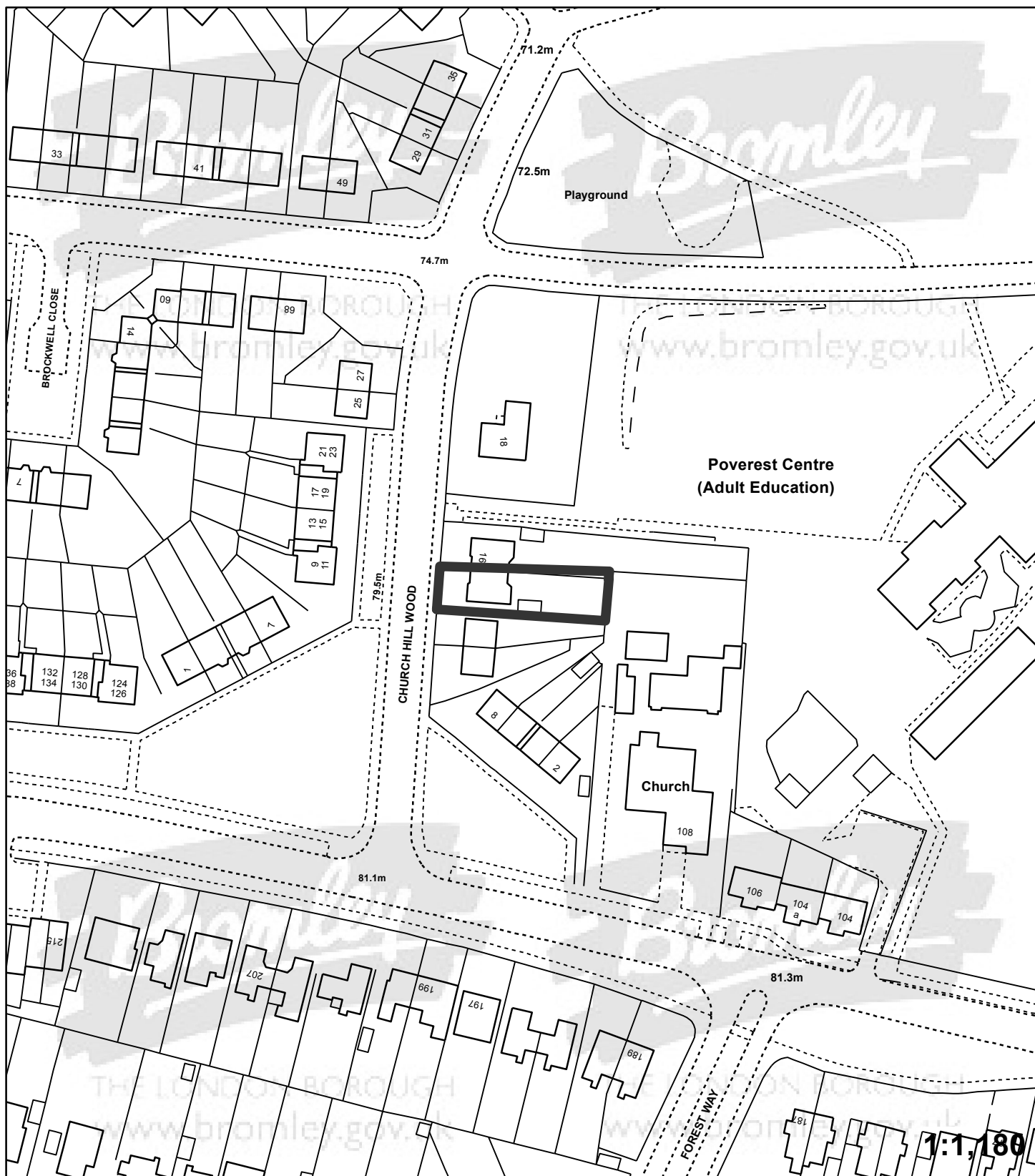
H8 Residential Extensions

Supplementary Planning Guidance 1 and 2

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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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