

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

**Application No :** 13/00465/FULL6

**Ward:**  
Petts Wood And Knoll

**Address :** 67 Dale Wood Road Orpington BR6 0BY

**OS Grid Ref:** E: 545337 N: 166315

**Applicant :** Mr Duncan White

**Objections :** YES

**Description of Development:**

First floor rear extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency

**Proposal**

The proposed first floor addition will be built above an existing single storey rear extension and project approximately 3.7m in depth. The roof above the proposed extension will remain lower than the main roof structure with its ridge being approximately 6.0m high.

**Location**

The application dwelling forms part of a group of six similarly-designed modern detached houses situated toward the southern end of Dale Wood Road, a residential road which was developed intermittently since the 1930s.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and one objection from the property at No. 65 Dale Wood Road was received which can be summarised as follows:

- loss of privacy and overlooking
- loss of light, especially during the winter months and rear living room and dining room will be adversely affected

**Comments from Consultees**

Not applicable

## **Planning Considerations**

Policies BE1 and H8 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, and to safeguard the amenities of neighbouring properties.

## **Planning History**

Under ref. 05/04310, planning permission was granted for a single storey rear extension and front porch.

More recently, under ref. 12/03651, a proposal for a first floor rear extension and roof alterations involving an increase in the roof height was refused by the Council (in January 2013) on the following grounds:

“The proposed roof enlargement involving as it does an increase in its ridge height, bulk and depth would be out of character with and detrimental to the visual amenities of the area, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.”

“The proposed extension would, by reason of its bulk and depth, prejudice the amenities of the occupiers of the adjoining dwelling at No. 65 by reason of visual impact, thereby contrary to Policy BE1 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 dwelling forms part of a group of six similarly-designed modern detached houses situated toward the southern end of Dale Wood Road. The application dwelling has previously been extended at the rear at ground floor level with planning permission having been granted under ref 05/04310. In this case it is proposed to extend above that approved extension.

In contrast to the application refused under ref. 12/03651 the proposed roof enlargement involving an increase in the ridge height is no longer sought. Consequently the appearance of the dwelling within the streetscene will remain uniform and so the above first ground of refusal has been overcome.

Turning to its impact on neighbouring amenity, as was the case in respect of the 2012 application, it is considered that the proposed development will appear most prominent from the side of the adjacent property at No 65 which is situated to the north, as a result of its relative proximity and general relationship to No 67. Although the bulk of the proposed extension has been reduced as a result of the

removal of the previously sough roof enlargement, and whilst it is recognised that the gap between the proposed extension and No 65 (separated by a side garage attached to the application property) will partially help to mitigate the impact of the extension, it is considered that the extension will appear dominant and undermine the visual amenities of the neighbouring property, particularly as a result of its depth and bulk.

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 loss of amenity to local residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 05/04310, 12/03651 and 13/00465, excluding exempt information.

### **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposed extension would, by reason of its bulk and depth, prejudice the amenities of the occupiers of the adjoining dwelling at No. 65 by reason of visual impact, thereby contrary to Policy BE1 the Unitary Development Plan.

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**Proposal:** First floor rear extension



"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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