

SECTION '2' – Applications meriting special consideration

Application No : 13/00148/FULL6

Ward:
Chelsfield And Pratts
Bottom

Address : 13 Julian Road Orpington BR6 6HT

OS Grid Ref: E: 546309 N: 163502

Applicant : Mr And Mrs Sweeting

Objections : NO

Description of Development:

Extensions and enlargement of roof to incorporate front dormers and to provide additional habitable accommodation within roof space/first floor, front porch and part conversion of existing garage to habitable accommodation.

Key designations:

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

Proposal

Relates to roof alterations to incorporate front dormers and to provide additional habitable accommodation within roof space/first floor, front porch and part conversion of existing garage to habitable accommodation.

Location

The site relates to a detached chalet style bungalow located on the western side of Julian Road. The area is characterised by a detached two storey properties and bungalows varying in design.

Comments from Local Residents

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

Comments from Consultees

N/a

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

Planning History

A first floor extension with dormer to side was granted under ref. 83/00214/FUL.
A single storey rear extension was granted under ref. 91/00243/FUL.

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 existing front roofslope facing the road currently sits lower than the central ridge of the pitched roof. This roofslope would be raised in line with the higher ridge and two dormers would be introduced to the roofslope. The presence of these is not considered out of character with the area with others notable nearby. Their design and size is considered to respect the character and proportions of the existing dwelling and therefore has an acceptable impact on the streetscene.

When viewed from the side and rear the proposal would present an uneven roof form, with a high wall and eaves line. This design is not ideal and does present a greater degree of bulk at first floor level.

However, the view of the side elevations is relatively limited from the streetscene. No.11 to the south side has two first floor windows fitted with obscure glass and a pitched roof extension with rooflights. Therefore, the outlook of this property is considered to be protected. Similarly, to the north side, no.15 presents a blank roofslope and so too would be unaffected by the proposal.

Other alterations, including a new roof added above the flat roof of the garage and an extension behind the garage are considered acceptable given their design and scale.

On balance it is considered that whilst the design of the development is not ideal it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00148, excluding exempt information.

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 | AJ01B | Justification GENERIC reason FULL6 apps |

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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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