

SECTION '2' – Applications meriting special consideration

**Application No :** 13/00447/FULL6

**Ward:**  
**Petts Wood And Knoll**

**Address :** 45 Petts Wood Road Petts Wood  
Orpington BR5 1JU

**OS Grid Ref:** E: 545259 N: 167801

**Applicant :** Ms E Jordan

**Objections :** YES

**Description of Development:**

Single storey side and rear extension (works to include conversion of garage to habitable room)

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Local Distributor Roads  
Open Space Deficiency

**Proposal**

The proposal relates to a single storey side and rear extension (works to include conversion of garage to habitable room).

**Location**

The site relates to a two storey semi-detached property located on the south side of Petts Wood Road. Properties of similar size and design characterise the area.

**Comments from Local Residents**

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

- the proposed extension would harm the outlook from the rear patio windows of No.43
- the proposed reduction in depth by 400m has virtually no impact on this objection.
- side door facing No.47 should be frosted
- party wall and structural stability concerns.

## **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

A single storey front and side extension was granted permission in 1996 under ref. 96/02143 and subsequently built.

Last year a single storey side and rear extension (works to include conversion of garage to habitable room) was refused under ref. 12/03897 for the following reason:

The proposed extension would, by reason of its excessive rearward projection, have a seriously detrimental effect on the daylighting to the adjoining house No. 43 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.

The proposed extension would extend to the side and rear in a wraparound fashion. It would be set in 1.1m from the west side elevation facing No.47. This property is set slightly back from No.45 and therefore the additional depth presented to this side is not considered too great.

To the east side the reduced depth at 3.6m from 4m does result in a better relationship to the adjoining property No.43. However the reduction of 400mm is not considered enough to overcome the previous reason for refusal; it still fails to protect the amenity of No.43 with regards to light and particularly outlook from the habitable patio lounge window. It is therefore considered to bring undue harm to the amenity of this property by virtue of its position against the boundary and rearward projection.

The conversion of the garage to habitable accommodation is acceptable and would involve not alliterations to the frontage.

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.

as amended by documents received on 14.02.2013

**RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposed extension would, by reason of its excessive rearward projection, have a seriously detrimental effect on the daylighting to the adjoining house No.43 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:**13/00447/FULL6

**Address:** 45 Petts Wood Road Petts Wood Orpington BR5 1JU

**Proposal:** Single storey side and rear extension (works to include conversion of garage to habitable room)



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"