

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

Application No : 13/00807/FULL6

**Ward:
Petts Wood And Knoll**

**Address : 37 Chesham Avenue Petts Wood
Orpington BR5 1AA**

OS Grid Ref: E: 543863 N: 167282

Applicant : Mr Paul Barkway

Objections : YES

Description of Development:

Increase in roof height to provide habitable accommodation in roof space with front dormer extensions, single storey rear extension, front porch and elevational alterations

Key designations:

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

Proposal

The proposed works, involving alterations to the existing roof, will result in the ridge height being increased by 0.6m – from approximately 5.5m to 6.1m. The roof will be altered to incorporate “Dutch” gable ends with two front dormers. Four Velux windows will be added along the rear roof slope. In addition a 2.8m deep rear extension will be added to the eastern side of the dwelling.

Location

The application dwelling is located along the northern side of Chesham Avenue, between its junctions with Crescent Drive and Langley Gardens. It is situated approximately 45 metres off the junction with Crescent Drive with its plot having previously formed part of the rear gardens of Nos. 241 – 245 Crescent Drive. The surrounding houses are varied in form: the properties situated immediately to the west comprise semi-detached bungalows, whilst those beyond and opposite, and at Crescent Drive are mainly of conventional two storey design.

Comments from Local Residents

The following representations were received from local residents:

- proposal will exceed the height of a restrictive covenant affecting the height of the dwelling
- proposal would, in effect, create a two storey dwelling which would be intrusive and which would breach restrictions imposed on the property
- proposed dormers along the front elevation are not consistent with the neighbouring bungalows in Chesham Avenue
- velux windows are proposed along the rear elevation
- overlooking of neighbouring rear garden and sun lounge
- loss of light to neighbouring kitchen

Comments from Consultees

No objections have been raised by Thames Water.

No technical Highways objections have been raised.

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

The application dwelling occupies what was formerly part of the rear gardens of Nos. 241 – 245 Crescent Drive. The existing bungalow was approved in 1981 under ref. 81/00283.

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 dwelling will be changed from a bungalow of conventional single storey design to a chalet-style property. Whilst this proposal will result in a significant enlargement in floor area, the majority of the additional living accommodation will be confined to the enlarged roof space thereby retaining the majority of the garden space and the generous gaps which exist either side of the house.

From a design and streetscene perspective the existing dwelling stands somewhat in isolation to the neighbouring bungalows fronting Chesham Avenue, being detached, and incorporating a substantially wider plot. Furthermore, the road contains a number of two storey houses, including at the junction with Langley Gardens. As such it is not considered that the proposal will undermine local character in terms of its scale or form. Its chalet appearance will ensure that the enlarged dwelling will maintain a satisfactory relationship with the bungalows situated to its western side.

Turning to its impact on neighbouring amenity it is noted that enlarged dwelling will continue to maintain a 2m separation to the western boundary (adjoining No 35). Whilst its height will be increased by 0.6m, the sloping nature of the upper part of the roof will help to reduce the bulk of the development (as visible from No 35). The overall relationship and orientation of the two properties is therefore considered acceptable. With regard to other neighbouring houses, a substantial degree of separation will be maintained so as to avoid an adverse impact on their amenities.

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.

Background papers referred to during production of this report comprise all correspondence on files refs. 80/02079, 80/03220, 81/00283 and 13/00807, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|----------------------------------------------------------------|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACK01
ACC03R | Compliance with submitted plan
Reason C03 |
| 4 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |
| 5 | ACH32
ADH32R | Highway Drainage
Reason H32 |
| 6 | 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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