

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

**Application No :** 13/00837/MATAMD

**Ward:**  
**Chelsfield      And      Pratts**  
**Bottom**

**Address :** 3 Waring Drive Orpington BR6 6DN

**OS Grid Ref:** E: 545955 N: 163819

**Applicant :** Mrs Josephine Hall

**Objections : YES**

**Description of Development:**

Porch to be clad in painted rendered blockwork instead of facing brick

Key designations:

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

**Proposal**

The approved porch extension is to be rendered as well as the blockwork under the front kitchen window.

**Location**

Site relates to a two storey detached property on North side of Waring Road. Properties of similar design and size 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:

- contrary to Condition 2 of application ref. 12/03681FULL6 which should be maintained.
- painted render would have a detrimental impact on the host building and streetscene, and visual amenity of the residents of the surrounding area, contrary to the UDP.
- does not blend within the styles and materials of the host building.
- yellow brickwork predominates the host building and It is the most appropriate material to use.
- does not constitute a 'Minor Material Amendment' given its visual impact.

- there are a mix of designs and materials used in Waring Drive but render does not predominate the streetscene.
- permission would set an unwarranted precedent to the area.

## **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

## **Planning History**

A single storey front extension was granted permission under ref. 12/03681/FULL6. Condition 2 required:

Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.

## **Conclusions**

The main issues relating to the application are the effect that it would have appearance of the existing building, the character of the area and the visual amenities of the occupants of surrounding residential properties.

Concerns have been raised that painted render would have a detrimental impact on the host building, streetscene and visual amenity of the residents of the surrounding area. The render finish would be restricted to the porch extension and part of the ground floor front elevation. This is not considered to change the appearance of the dwelling in a significant degree or harm the character and visual amenity of the area of the area.

The proposed alteration from the approved application, ref. 12/03681/FULL6, would not be substantial enough to warrant refusal. Concerns have been raised that the render finish would set an unwarranted precedent to the area, however as discussed above this finish is not considered either significant or harmful to the character of the area. In addition, it should be noted that cladding any part of the exterior of the dwelling with render does not constitute development and properties in Waring Drive could undertake such alterations without planning permission.

Having had regard to the above it was considered that the development in the manner proposed would constitute a minor material amendment in that it would not result in a significantly change to the appearance of the building, result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

as amended by documents received on 08.03.2013

## **RECOMMENDATION: MINOR MATERIAL AMENDMENT APPROVED**

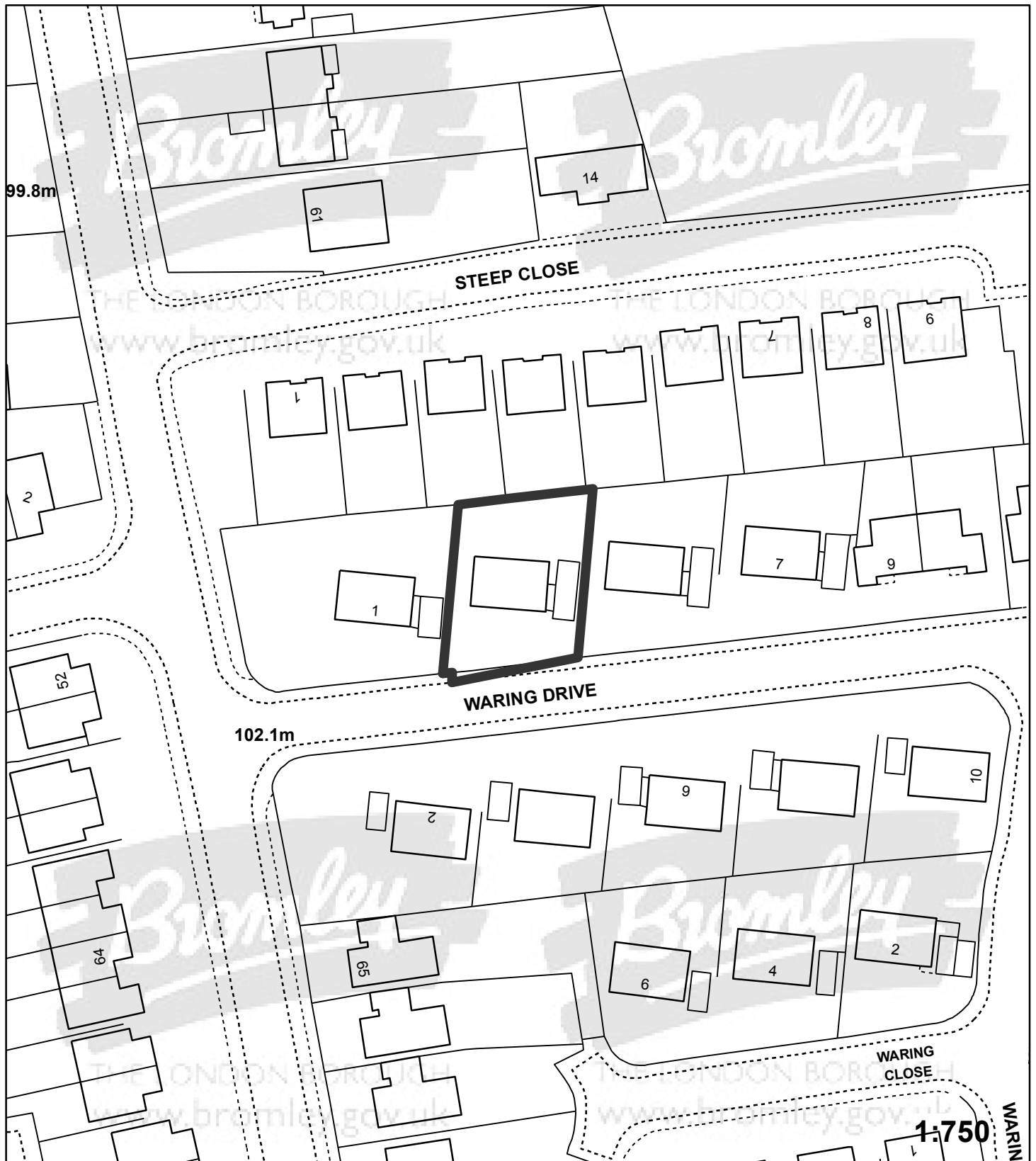
Subject to the following conditions:

- |   |                 |                                                                |
|---|-----------------|----------------------------------------------------------------|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACK01<br>ACC01R | Compliance with submitted plan<br>Reason C01                   |
| 3 | AJ01B           | Justification GENERIC reason FULL6 apps                        |

**Application:**13/00837/MATAMD

**Address:** 3 Waring Drive Orpington BR6 6DN

**Proposal:** Porch to be clad in painted rendered blockwork instead of facing brick



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

© Crown copyright and database rights 2013. Ordnance Survey 100017661.