

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

Application No : 13/00500/FULL6

Ward:
Cray Valley East

Address : 11 Marion Crescent Orpington BR5 2DE

OS Grid Ref: E: 546586 N: 167843

Applicant : Ms Samantha Page

Objections : NO

Description of Development:

Roof alterations to include increase in roof height and side dormer, part one/two storey rear extension and elevational alterations

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

The proposal relates to roof alterations to include increase in roof height and side dormer, part one/two storey rear extension and elevational alterations.

The proposal is a revised scheme to the previously refused application of the same description. The revisions are:

- depth of two storey rearward projection reduced 1.1m from 6.1 to 5m.
- overall depth, including single storey rear extension reduced 2.9m from 9m to 6.1m.
- height up to ridge and eaves reduced by 0.5m.

Location

The site relates to a two storey detached property located on the south side of Marion crescent. Detached and semi-detached 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:

- occupiers of Nos..11 and 13 (each side neighbouring property) support the application, and believe there would be no undue loss of light or outlook.

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 front bay window was granted permission in 1983 and subsequently built (ref. 83/02794).

Last year, an application for roof alterations to include increase in roof height and side dormer, part one/two storey rear extension and elevational alterations was refused under ref. 12/03397 for the following reasons:

The proposed development, by reason of its design, height and depth would be seriously out of character and scale with the host dwelling and surrounding area and contrary to Policies H8 and BE1 of the Unitary Development Plan.

The proposed development, by reason of its overall size and design would be overbearing and harmful to the amenities of adjoining residential properties, resulting in loss of prospect and harmful visual impact, contrary to Policies H8 and BE1 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.

Whilst effort has been made to reduce the bulk of the proposal by reducing its height and depth and, in turn, its impact on the neighbouring properties, the scheme is not considered to have overcome the previous reasons for refusal.

The proposal when viewed from all angles would still appear as if a two storey dwelling would be attached to the rear of this existing two storey dwelling. Although the ridge and eaves height has been reduced, it would have a different roof form and the roof slope would still sit 0.5m above the original roof, which would be visible from the front. The buildings footprint would approximately double in size. This

would significantly change the character and appearance of the dwelling which would be completely out of scale, form and proportion with the houses it sits between and the streetscene generally. The height and bulk presented fails to compliment the character, form and scale of the original dwelling and would be incongruous with the surrounding area.

With regards to amenity, the application receives support from each neighbouring property, Nos. 9 and 13 Marion Crescent. However, it is important to consider the impact on future occupiers of these properties. No.11 would extend 5m rearwards at two storey level and this would constitute a significant rear projection beyond the original rear wall. In addition, the higher roofline adds to the sense of bulk and mass presented. For these reasons, the proposal would have an overbearing impact and would be harmful to the amenities of the occupants of the neighbouring properties.

Having had regard to the above it was considered that the development in the manner proposed has not overcome the previous reasons for refusal and therefore is not acceptable in that it would be out of character with the surrounding area and result in a loss of amenity to local residents.

as amended by documents received on 18.02.2013

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed development, by reason of its design, height and depth would be seriously out of character and scale with the host dwelling and surrounding area and contrary to Policies H8 and BE1 of the Unitary Development Plan.
- 2 The proposed development, by reason of its overall size and design would be overbearing and harmful to the amenities of adjoining residential properties, resulting in loss of prospect and harmful visual impact, contrary to Policies H8 and BE1 of the Unitary Development Plan.

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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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