

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

Application No : 13/00724/FULL6

Ward:
**Chelsfield And Pratts
Bottom**

Address : 7 Oxenden Wood Road Orpington BR6
6HR

OS Grid Ref: E: 547034 N: 163361

Applicant : Mr Andrew Gebbett

Objections : YES

Description of Development:

Part one/two storey side and rear and single storey front extensions, roof alterations to incorporate rear dormers and elevational alterations

Key designations:

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

Proposal

- The proposed side extension will have a width of 4.2m and will have a length of 15.2m at ground floor level, extending to the rear of the main rear wall of the house by 5.0m. The first floor will have a length of 10.1m and will be set in from the side wall of the ground floor by 1.0m. The side extension will have a hipped roof and will retain a 1.2m side space to the flank boundary at ground floor level (2.0m at first floor level). The existing side garage will be replaced.
- The proposed rear extension at first floor level will square off the property and rationalise the roof, replacing the existing flat roof to the rear of the house. To the front a front porch will be created with a roof of 3.5m in height and a width of 2.8m.
- Roof alterations include the provision of three small rear dormers and flank rooflights.

Location

The property is located on the western side of Oxenden Wood Road. The site currently comprises a large detached two storey dwelling. The area is characterised by similar large houses set within large and spacious plots.

Comments from Local Residents

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

- proposal would be too close to southern flank boundary
- overdevelopment of site
- boundary location is unclear and in dispute
- excessive rear projection and site coverage
- visual impact and loss of outlook
- proposal would contradict the Chelsfield Park Licensing Authority guidelines
- side space inaccurately stated

Comments from Consultees

None.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

The Council's adopted SPG guidance is also a consideration.

Planning History

Planning permission was refused under ref. 12/03920 for a part one/two storey side and rear and single storey front extensions, roof alterations to incorporate increase in ridge height, rear dormers and elevational alterations. The refusal grounds were as follows:

'The proposal, by reason of its design, excessive height and roof bulk, would result in a disproportionate addition to the dwelling and would be detrimental to the character of the dwelling and wider street scene, 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 proposal omits the previously refused increase in roof height and will provide a large side extension. The resulting house will maximise the use of the plot and will retain a 1.3m side space which is considered to be acceptable. The extension will have an architectural design that will complement the main house, with the large and disproportionate addition to the height now removed from the scheme. The resulting structure will appear in keeping with the house. The rear section of the roof will be rationalised, removing the flat roof that exists, and this will improve the

appearance of the house and the relatively modest design of the existing house will be retained. The large overhang previously proposed has also been removed and the angle of the roof pitch will remain the same as the existing house, therefore the appearance of the house will be suitable, given the existing architecture.

The proposal will not increase the roof height and therefore the dwelling will not exceed the height of No. 5, which is sited on higher ground. The roof exceeds the height of No. 9 already and, although the side extension will be significant, the resulting structure will not appear excessive within the street scene.

The proposed side extension is not considered to impact on the amenities of No. 5, which does not have any flank facing windows. To the rear, the replacement of the existing garage with a new rear extension will be acceptable as it will be sited in the same location. The roof will be 3.7m in height and therefore taller than the flat roofed existing structure, however the structure will be on lower ground than No. 5 and will not result in a harmful impact. The side boundary is well screened with vegetation and this will also reduce the impact, as will the orientation as No. 7 is to the north.

No. 9 may be affected by the provision of a hipped roof on to the existing flat roofed section at the rear of the house. The dwelling will not be extended closer to No. 9 and although the additional roof may impact on light and outlook from the flank windows at No. 9, this impact is considered to be acceptable as the houses are separated by approximately 5.5m, with the majority of the added bulk sited even further from the boundary.

It should be noted that the provisions of the local residents' Association are not matters of planning law.

Amended plans have been received dated 10/04/13 indicating a reduced porch, a side space of 1.2m at ground floor level and a first floor set in of 2.0m from the flank boundary.

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 significantly detrimental on the character of the area nor would it impact harmfully on the amenities of neighbouring properties. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03920 and 13/00724, excluding exempt information.

as amended by documents received on 10.04.2013

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 | ACI12 | Obscure glazing (1 insert) in the second floor flank elevations |
| | ACI12R | I12 reason (1 insert) BE1 and H8 |
| 4 | ACI17 | No additional windows (2 inserts) flank extensions |
| | ACI17R | I17 reason (1 insert) BE1 |
| 5 | ACK01 | Compliance with submitted plan |

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.

Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space

The development is considered to be satisfactory in relation to the following:

- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present development

and having regard to all other matters raised.

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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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