

SECTION '2' – Applications meriting special consideration

Application No : 13/00703/FULL6

Ward:
Cray Valley East

Address : 17 Northfield Avenue Orpington BR5
4JQ

OS Grid Ref: E: 547152 N: 167094

Applicant : Mr Grahame Marla

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

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

Proposal

Planning permission is sought for a 2.25m rear extension which will be erected behind an existing addition. The extension will incorporate a glazed roof and rise to a maximum height of 3.1m.

Location

The application property is situated along the northern side of Northfield Avenue – a residential road containing a number of semi-detached bungalows – adjacent to its junction with Edmund Road.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations were received:

- could proposed extension block out light?

Comments from Consultees

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 which complements the qualities of the surrounding area; and to safeguard the amenities of neighbouring properties.

Planning History

Under ref. 03/01871, a proposed single storey rear extension was refused on the following ground:

“The proposed extension would, by reason of its excessive projection and close proximity to the boundary, be seriously detrimental to the prospect from the adjoining dwelling contrary to Policy H.3 of the adopted Unitary Development Plan and Policy H8 of the second deposit draft Unitary Development Plan (Sept 2002).”

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.

At present the application dwelling maintains a similar projection as the adjoining semi at No. 19 with both houses having been similarly extended at the rear, although in the case of No. 19 the rear extension comprises of a predominantly glazed lean-to with a lower roof. The proposed addition to No. 17 will extend beyond the rear extension at No. 19 by 2.25m, though its height will be lower than the existing extension.

In view of the relationship between the two houses it is, on balance, not considered that neighbouring amenity will be so adversely affected by this proposal in view of the depth, height and orientation of the proposed extension, and its relationship to No. 19 which has itself been extended.

Background papers referred to during production of this report comprise all correspondence on files refs. 03/01871 and 13/00703, excluding exempt information.

RECOMMENDATION: PERMISSION

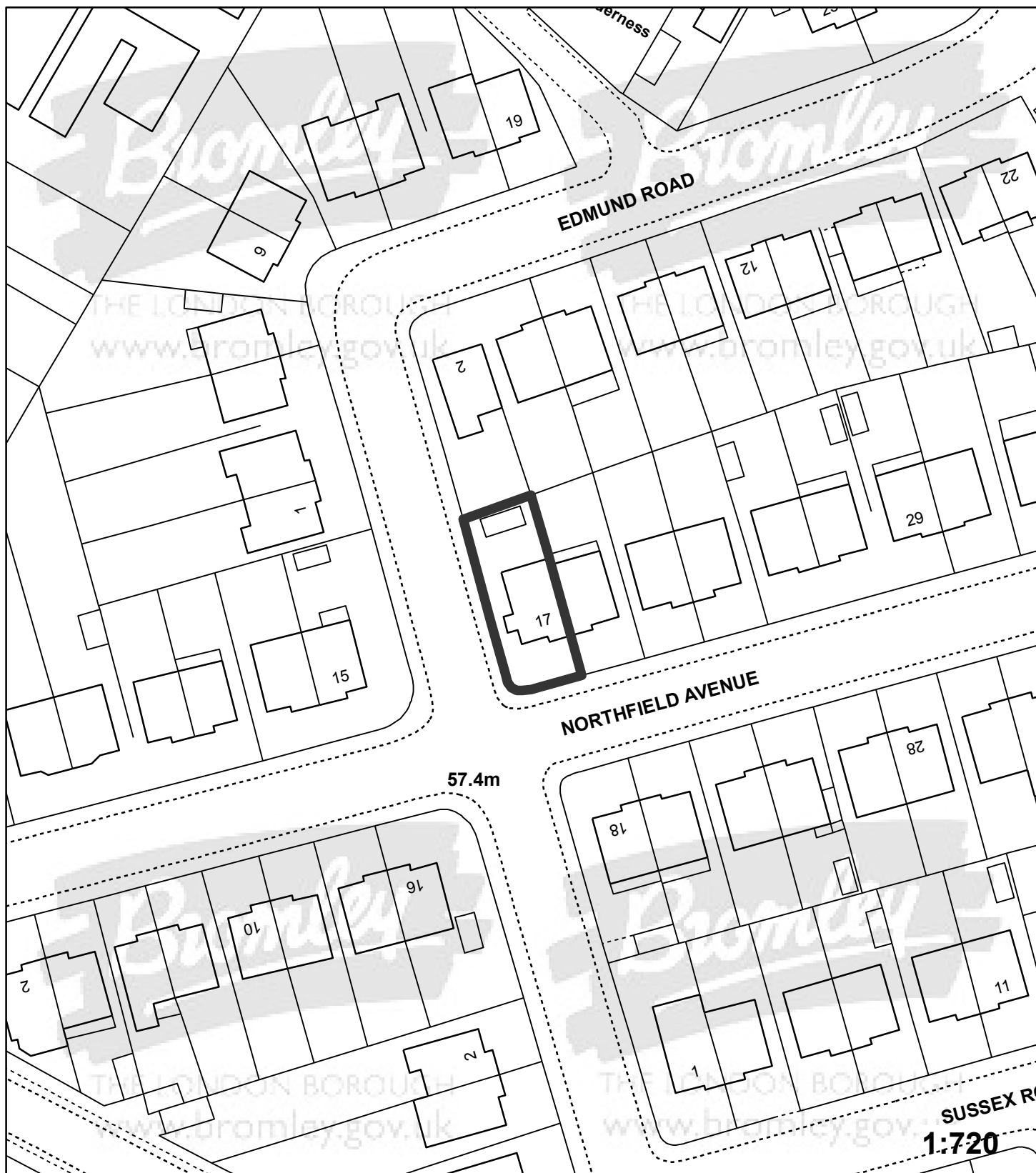
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 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 | AJ01B | Justification GENERIC reason FULL6 app |

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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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