

SECTION '2' – Applications meriting special consideration

Application No : 13/01078/FULL6

Ward:
Cray Valley East

Address : 106 Perry Hall Road Orpington BR6 0HR

OS Grid Ref: E: 546226 N: 166934

Applicant : Mr And Mrs Patel

Objections : YES

Description of Development:

Two storey side and rear extension with three front dormers

Key designations:

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

Proposal

The proposal relates to a two storey side and rear extension with three front dormers and front porch.

This proposal has revised a previously refused application (ref. 12/02954) by removing the large front porch and changing the three front pitched dormers to three flat roof dormers.

Location

Site relates to a detached chalet style bungalow with accommodation in the roof and occupies a relatively prominent position in the streetscene given its elevated position. The area is largely characterised by detached properties of similar design and size.

Comments from Local Residents

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

- property would be disproportionate to the size of the plot and in relation to others in the surrounding area.
- concerns that the garden store room and attic space would be used as living accommodation.

- the proposed plans would reduce the car parking spaces from 3 to 2.
- the distance to the boundary would be contrary to Policy H9, Side Space.
- the rear extensions are significant and add to sense of overdevelopment.
- the proposed three dormers are of a greater size and scale to the existing dormer window, disproportionate to the roof slope and out of character with the area.

Comments from Consultees

Highways have no objections to the proposal.

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

H9 Side Space

Planning History

In 2012, a two storey side and rear extension with three front dormers and front porch was refused under ref. 12/02954 for the following reasons:

The proposal, by reason of its size and design, would be unduly obtrusive in the street scene and out of scale and character with neighbouring properties, contrary to Policies H8, H9 and BE1 of the Unitary Development Plan.

The proposal represents a cramped overdevelopment of the site by reason of the restrictive size of plot available, contrary to Policies H8, H9 and BE1 of the Unitary Development Plan.

The appeal was dismissed on the basis that the front dormers and porch would result in an adverse effect on the character and appearance of the area, contrary to Policies H8 and BE1.

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. In addition, the recent appeal decision is taken into account.

The proposed side extension would replace an existing garage and be brought forward in line with the existing building line. The previous application was refused on one ground relating to overdevelopment of the site on a small plot size. However, whilst the Inspector noted the size of the plot, the encroachment into

useable amenity space was considered minimal. In light these comments, this refusal reason cannot be upheld in the determining of this application.

Due to the slightly angled boundary, the width of the extension would technically breach Policy H9, though only by 1cm. There is considered to be an acceptable gap to the boundary to warrant exception to Policy H9 in this case and the Inspector did not find this harmful.

The appeal was dismissed on the size and scale of the front porch and dormer windows being out of character with the area. The porch has now been removed and the dormer windows changed from pitched to flat. This is considered to overcome this refusal reason by presenting a visually acceptable frontage to the streetscene.

To the rear, the proposal would create additional second floor accommodation by building above the ground floor and extending the pitched roof over. This was not raised as an issue on the previous application because it brings no harm to residential amenity or character of the area.

The residential amenity of the surrounding properties is largely protected. There are no side windows which could overlook No.104 and its relationship to this and other neighbouring properties suggest no undue harm would be caused in terms of loss of prospect or light.

Concerns have been raised over the loss of a car parking space but Highways have no objections given there is ample space for two cars on site.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/01078 and 12/02954, excluding exempt information.

as amended by documents received on 02.04.2013

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
ACC01R | Compliance with submitted plan
Reason C01 |
| 4 | AJ02B | Justification UNIQUE reason OTHER apps |

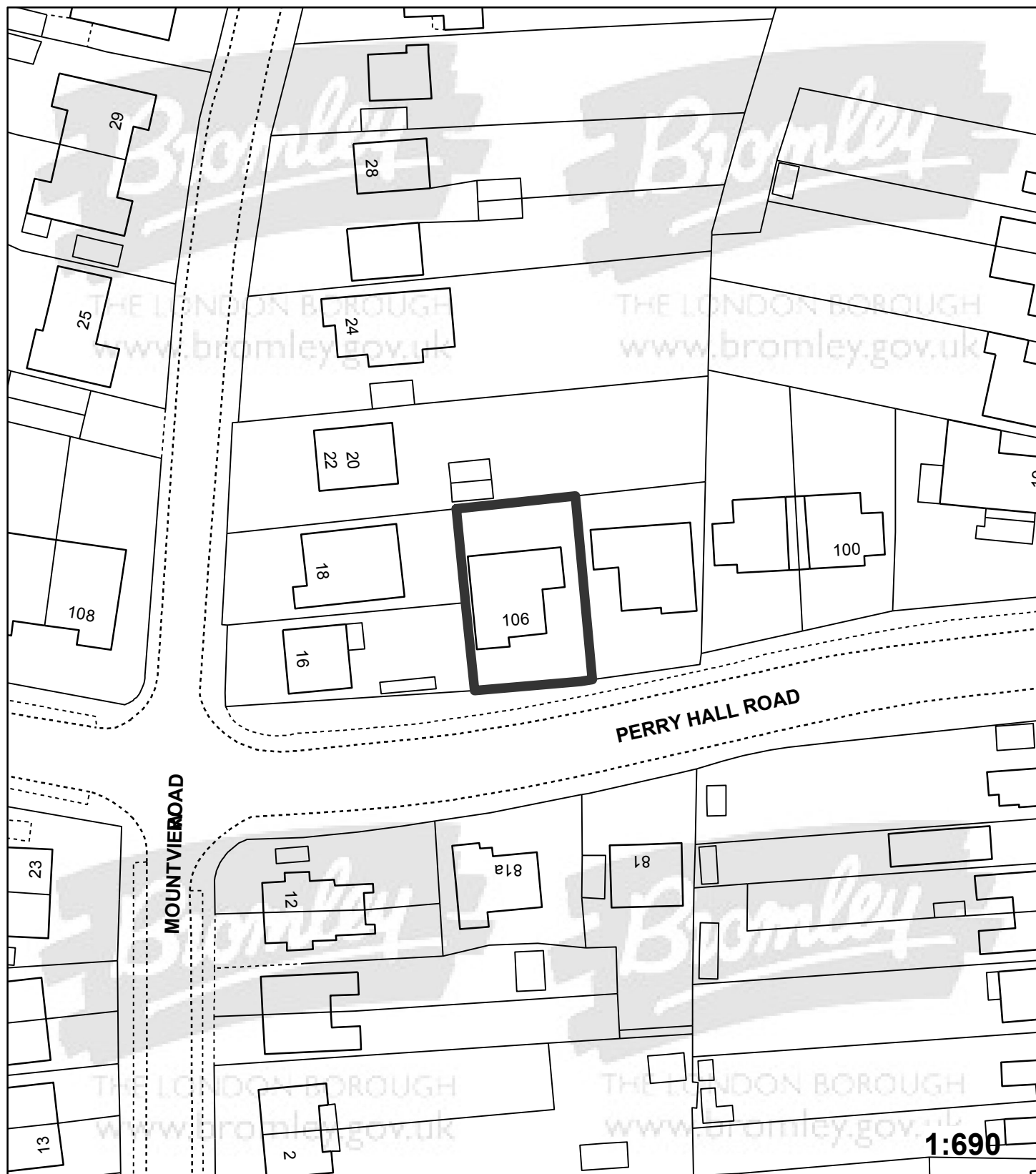
Policies (UDP)

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

Application:13/01078/FULL6

Address: 106 Perry Hall Road Orpington BR6 0HR

Proposal: Two storey side and rear extension with three front dormers



"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.