

SECTION '2' – Applications meriting special consideration

**Application No :** 13/00374/FULL6

**Ward:**  
**Farnborough And Crofton**

**Address :** 2 Ferndale Way Orpington BR6 7EL

**OS Grid Ref:** E: 544909 N: 164305

**Applicant :** Mr S Rowshankish

**Objections :** YES

**Description of Development:**

First floor side extension

Key designations:

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

**Proposal**

This application was deferred from Committee on 21st March 2013 to await the outcome of an appeal against an earlier similar scheme which was refused permission in December 2012 under ref.12/03419. The appeal was recently dismissed by the Planning Inspectorate in a decision dated 14th May 2013. The earlier report is repeated, suitably updated to address the Inspector's findings.

This corner property currently has a 5.4m wide single storey side extension on its southern side, which provides a 1.5m gap to the side boundary with Durrant Way.

It is proposed to add a first floor extension over part of the existing side extension, which would be set in 1.5m from the southern flank wall of the ground floor extension, thus giving a separation to the boundary at first floor level of 3m.

**Location**

This two storey semi-detached property is located on a corner plot adjacent to Durrant Way, and its large ground floor extension gives it a prominent appearance in the street scene.

The opposite side of Ferndale Way contains detached bungalows, with other semi-detached two storey dwellings in the close vicinity.

**Comments from Local Residents**

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

- overlarge extension which would be out of character with the surrounding area
- property may be used for multi occupancy which would add pressure to parking in the close vicinity.

Local Ward Councillors have expressed support for the proposals.

### **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  
H9 Side Space

### **Planning History**

Single storey side extensions to this property were granted under refs. 83/01200 and 09/03540, and have been built.

Permission was refused in October 2012 (ref.12/02570) for the erection of a first floor side extension which extended over the full width of the ground floor extension, on the following grounds:

“The proposed extension would, by reason of its size, bulk and close proximity to the side boundary, result in a cramped form of development on this prominent corner site, which would be detrimental to the visual amenities of the street scene and the character of the surrounding area, thereby contrary to Policies H8, H9 and BE1 of the Unitary Development Plan.”

Permission was subsequently refused on the same grounds (ref.12/03419) for a revised proposal which set the first floor back 1.2m from the side wall of the ground floor extension. The subsequent appeal was recently dismissed.

### **Conclusions**

The main issues in this case are the impact of the revised scheme on the character and spatial standards of the surrounding area and on the amenities of the occupants of nearby residential properties.

In dismissing the appeal for the slightly wider first floor side extension (by 0.3m), the Inspector considered that it would project much further forward than the well-defined building line of the adjacent semi-detached dwellings within Durrant Way. He considered that “the substantial scale and sideward projection of the proposed first floor extension would appear much more prominent within the street scene

than the existing single storey extension and side boundary treatment. It would fail to respond to the arrangement of the other two storey dwellings within the vicinity, and the feeling of spaciousness would be harmfully reduced as a result.” He concluded that “the proposal would unacceptably harm the character and appearance of the street scene.”

The current scheme involves reducing the width of the first floor side extension by 0.3m compared with the dismissed scheme, thus increasing the separation to the flank boundary with Durrant Way at first floor level from 2.7m to 3m. However, the ground floor would remain at 1.5m from the side boundary, and the overall size of the extension is still considered to appear cramped and overdominant on this prominent corner plot, and would project significantly further forward than adjacent dwellings in Durrant Way. The current scheme would clearly not overcome the concerns raised by the Inspector in the previous scheme.

The proposed first floor extension would be located on the southern side of the dwelling, away from the adjoining dwelling and adjacent to Durrant Way, therefore, the amenities of adjoining occupiers would not be adversely affected.

The proposals are, therefore, considered to result in a cramped form of development which would be detrimental to the spatial standards of the surrounding area.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/02570, 12/03419 and 13/00374, excluding exempt information.

## **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposed extension would, by reason of its size, bulk and close proximity to the side boundary, result in a cramped form of development on this prominent corner site, which would be detrimental to the visual amenities of the street scene and the character of the surrounding area, thereby contrary to Policies H8, H9 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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