

SECTION '2' – Applications meriting special consideration

Application No : 13/00641/FULL6

Ward:
Orpington

Address : 99 Repton Road Orpington BR6 9HT

OS Grid Ref: E: 546253 N: 164818

Applicant : Mr G Mason

Objections : NO

Description of Development:

Single storey rear extension, roof alterations including side dormer and front porch

Key designations:

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

Proposal

Members deferred this application at Plans-Sub Committee 3 on 16th May 2012 in order to seek a reduction in the size of the side dormer and roof addition to have a more sympathetic design. Revised drawings have since been submitted.

Permission is sought for a single storey rear extension with a depth of 3 metres for the full width of the dwelling with hip to gable roof enlargement above to a height of 5.6 metres continuing the highest part of the roof. Two side dormers are also proposed to the southern flank elevation, with a porch to the front elevation.

Location

The application site features a single storey detached dwelling to the eastern edge of Repton Road. The two properties to the northern boundary, Nos.95 and 97, are two storey semi-detached dwellings, whilst Nos 101 and 103 to the southern boundary are similar single storey detached houses.

Comments from Local Residents

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

- the resident of No.99 raised concerns with regard to the previous design presented to Members on 16th May concerning the depth of the extension

and the resulting overlooking, the impact upon daylight received, the extension being disproportionate and a loss of view.

Following the requested revision to the scheme residents have been re-consulted and any comments received will be reported verbally to Members.

Comments from Consultees

Environmental Health have commented that in the rear garden there is evidence asbestos being buried and information received infers further areas of the garden has had material buried, an Abatement Notice is about to be served on this property to ensure clean up.

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

Supplementary Planning Guidance 1 and 2

Planning History

Application ref. 12/03824 for a 3 metre deep single storey rear extension with a gabled roof and two side dormers with front porch was withdrawn in February this year.

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.

Following Members deferral of the previous proposal, the development has been revised to include two smaller flank dormers with a hipped roof design rather than one large dormer to the southern elevation to No.101. It is considered that the revision improves the scheme and results in a more acceptable design.

The proposal sees a creation of bulk to the rear elevation with a gable roof design over a 3 metre rear extension. To the southern boundary the primary impact to the residents of No.101 is considered to be upon any loss of prospect, with no daylight considered to be affected. No.101 benefits from a rear extension that exceeds that proposed with a 2 metre high close boarded fence also present to the boundary of No.101.

It is noted that the two properties share an access drive to the garages to the rear, with the southern boundary to the application site currently consisting of a low level wall and a 1.3 metre separation to the boundary line and 2.6 metres to the fence of

No.101. Due to this degree of separation it is not considered that a significant level of prospect would be lost to the residents of No.101, while any additional overlooking to the rear garden is considered to be of an acceptable amount.

To the northern boundary the amount of daylight that would be affected to the residents to No.97 is considered to only be for a part of the day depending upon the season and would be to an acceptable degree. No.97 has a rear wall set behind that at No.99, although it is not considered that this is to an extent that the 3 metre depth proposed would be excessive.

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 significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03834, excluding exempt information.

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 ACI11 Obscure glaz'g/details of opening (1 in) in the southern and
 northern flank elevation
 ACI11R Reason I11 (1 insert) BE1
- 4 ACK01 Compliance with submitted plan
 ACC01R Reason C01
- 5 ACK09 Soil survey - contaminated land
 ACK09R K09 reason
- 6 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

H8 Residential Extensions

Supplementary Planning Guidance 1 and 2

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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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