

SECTION '2' – Applications meriting special consideration

Application No : 13/01047/FULL6

Ward:
Petts Wood And Knoll

Address : 6 Hollingworth Road Petts Wood
Orpington BR5 1AG

OS Grid Ref: E: 543788 N: 166981

Applicant : Mr Sandford

Objections : NO

Description of Development:

Part one/two storey front, side and rear extension

Key designations:

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

Proposal

Permission is sought for a part one, part two storey front, side and rear extension.

The two storey element has a rearward projection of 2.6 metres with a 1 metre side space to the eastern boundary before wrapping around the flank elevation with a width of 3.6 metres.

The single storey element features a garage to the eastern boundary, with a forward section extending the existing front room and porch by 1 metre.

Location

The application site is located at the northern edge of Hollingworth Road and features a two storey semi-detached dwelling.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

No technical consultations were undertaken.

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
T3 Parking

Supplementary Design Guidance 1 and 2

The National Planning Policy Framework

Planning History

There is no planning history for the site.

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 two storey element has a depth of 2.6 metres from the rear wall and has a separation of 1 metre at its closest point to the eastern boundary with No.4 and 3.3 metres to the western boundary with No.8. No first floor flank windows are proposed with the hipped roof over this element being subservient to the host dwelling. It is therefore considered that the rear element is acceptable. The two storey side element increase the side space proposed to in excess of 2.5 metres at its mid-point and continues the properties gable end design before being set subservient to the front elevation. Given the level of separation provided, in particular to the front elevation, where this reaches some 5 metres, it is considered this is also acceptable.

The single storey side extension is set at an angle to the boundary with a width of between 2.7 metres and 4.4 metres at the front and 2.5 metres to the rear. This element largely replaces an existing single storey attached garage and is not considered to result in any further impact upon the amenities of the residents at No.4. Although Policy H9 requires a 1 metre side space for the full length and height of a development of more than two storeys, it is considered that taking the existence of the current garage that is to be replaced and the level of side space provided for the majority of the first floor and two storey elements, there will be no harm of the spatial standards of the area, the amenities of the neighbouring residents or any terracing.

The front of the curtilage is capable of holding at least two vehicles and although the dimensions of the proposed garage are questionable in terms of the size required for a car, it is not considered that any increase in on-street parking would result due to the parking capable of being provided.

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. 13/01047, excluding exempt information.

RECOMMENDATION: PERMISSION

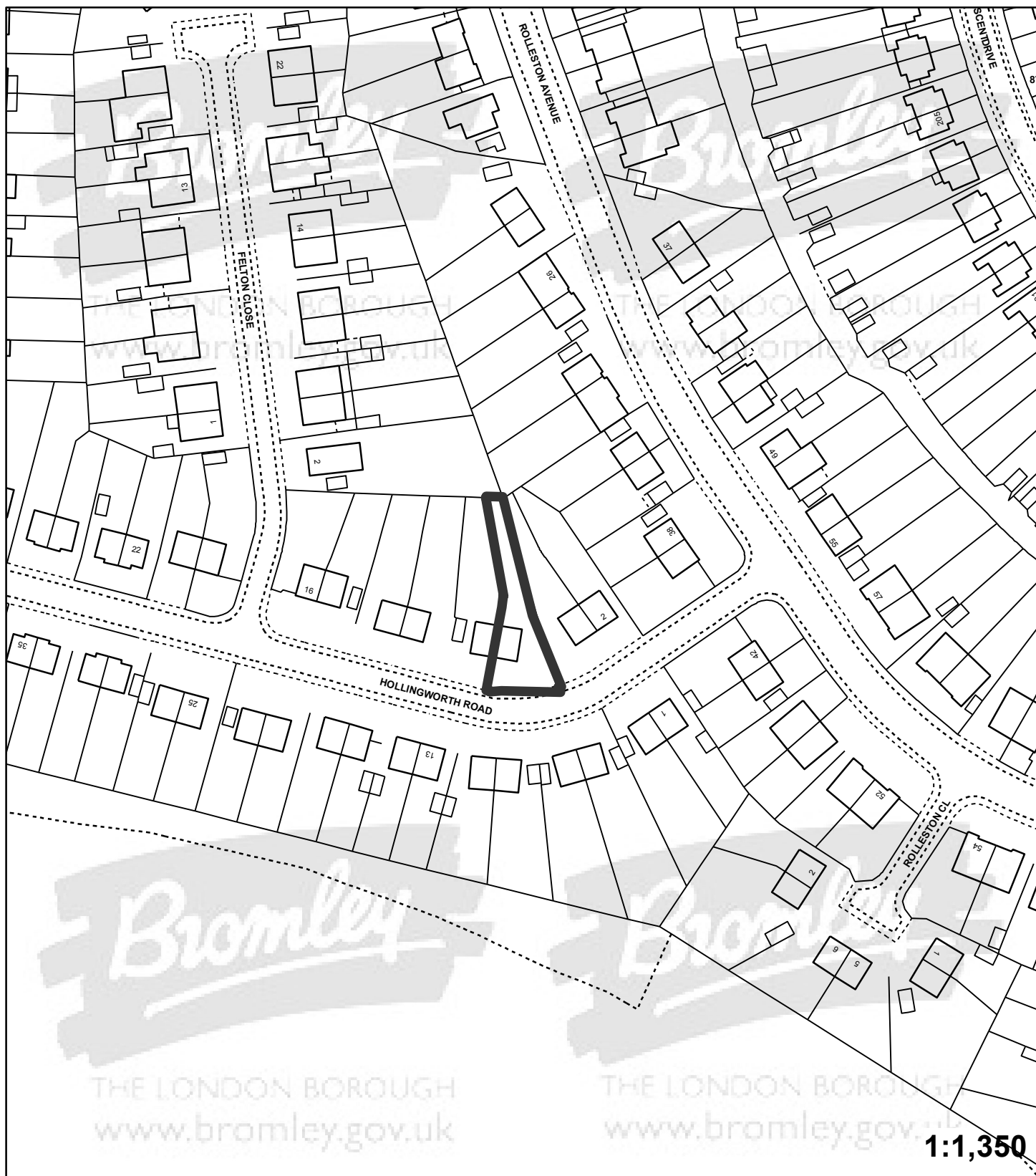
Subject to the following conditions:

- | | | | |
|---|--------|--|----------------------------------|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACC04 | Matching materials | |
| | ACC04R | Reason C04 | |
| 3 | ACK01 | Compliance with submitted plan | |
| | ACC01R | Reason C01 | |
| 4 | ACH02 | Satisfactory parking - no details submit | |
| | ACH02R | Reason H02 | |
| 5 | ACI12 | Obscure glazing (1 insert) | in the eastern first floor flank |
| | ACI12R | I12 reason (1 insert) | BE1 |
| 6 | ACI13 | No windows (2 inserts) | eastern and western extension |
| | ACI13R | I13 reason (1 insert) | BE1 |

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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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