

SECTION '2' – Applications meriting special consideration

Application No : 13/00891/FULL6

Ward:
Orpington

Address : 54 Sandhurst Road Orpington BR6 9HW

OS Grid Ref: E: 546320 N: 164842

Applicant : Mr Bescoby

Objections : YES

Description of Development:

Part one/two storey 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 side and rear extension

The ground floor side element has a width of 2.8 metres and is set to the boundary with a 50mm separation. This element projects beyond the original rear wall to the same depth as an existing single storey element at some 3.5 metres in depth. An existing single storey garage to the flank elevation is to be retained in front of the proposed development.

The first floor side element has a width of 1.8 metres before reducing to a projection of 1.5 metres beyond the flank elevation as part of the first floor rear extension. A side space of 1 metre is allowed for to the front and 1.5 metres to the rear and is set 4.1 metres from the front elevation.

The first floor element wraps behind the rear elevation and partially above an existing single storey rear extension. A separation of 2.3 metres is allowed for to the southern boundary with a rearward projection of 3.3 metres.

Location

The application site is located to the western edge of Sandhurst Road and features a two storey semi-detached dwelling with a single storey attached garage to the northern boundary.

Comments from Local Residents

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

- the proposal is almost identical to the refused scheme
- the development will be at slightly higher ground level than No.52
- visual intrusion would occur to the living room, kitchen and garden of No.52
- the ground floor element will be to the boundary and 3 metres away from the kitchen window of No.52 which will be overwhelming and claustrophobic with the first floor element.
- there will be a significant loss of sunlight to No.52
- the ground floor flank window will result in overlooking and loss of privacy
- the garages of No.52 and No.54 are adjoining and any alterations would impact upon the neighbouring garage
- there will be a negative impact to on-street parking from the increase in bedrooms

Comments from Consultees

No technical consultations were carried out for this application

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

Supplementary Planning Guidance 1 and 2

The National Planning Policy Framework

Planning History

Application ref. 12/03830 for a similar but larger scheme was refused in February this year on the grounds that:

"The proposed extension, by reason of its siting and excessive depth of rearward projection results in a cramped appearance in the street scene and a detrimental impact upon the daylight and prospect that the adjoining residents might reasonably expect to continue to enjoy, contrary to Policies BE1, H8 and H9 of the Unitary Development Plan."

Application ref. 03/00191 granted planning permission for a single storey rear extension to a depth of 3.5 metres which has been implemented.

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 refused application, ref. 12/03820, proposed a first floor rear extension with a depth of 3.5 metres which formed part of the part one, part two storey side extension. The total side space for the whole first floor side element was 1 metre and due to the depth proposed and the proximity to the boundary it was considered that this would not satisfy the requirements of Policy H9 and would have a harmful impact upon the amenities and prospect of the residents at No.52 as well as the street scene.

In order to overcome this refusal ground the scheme has been set further away from the boundary beyond the rear wall to allow for a side space of 1.5 metres to the northern boundary with No.52. This results that the 3.3 metre first floor side and rear element will project some 4.2 metres beyond the rear wall of No.52 with a side space of 1.5 metres. The remainder of the first floor side extension would have a 1 metre separation to the boundary of No.52's flank elevation.

Given the level of separation allowed for at first floor level beyond the rear wall of No.52 it is not considered that the 3.3 metre depth would result in an unacceptable level of harm to the prospect or amenities of the residents at that property. The staggering of the flank elevation introduces a degree of relief to the design and it is noted that there are no first floor flank windows. A hipped roof design is maintained throughout and is subservient to the host dwelling by some 1.4 metres to the existing ridge height and this is considered to further lessen the impact of the proposal.

The ground floor flank window is partly within the fabric of the original dwelling at is set at a high level and is not considered to result in an unacceptable level of intrusion upon the privacy of the neighbouring residents beyond that normally expected in such a residential area.

A separation of 2.3 metres is allowed to the boundary with the adjoining semi at No.56 and no concerns were previously raised in relation to the impact upon the residents of this property. The reduction in depth is considered to further reduce any impact in this regard.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03830 and 13/00891, 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 ACI13 No windows (2 inserts) first floor northern and southern
- development
- ACI13R I13 reason (1 insert) BE1 and H8

Application: 13/00891/FULL6

Address: 54 Sandhurst Road Orpington BR6 9HW

Proposal: Part one/two storey side and rear extension



"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.