

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 13/01646/FULL1

Ward:
Farnborough And Crofton

Address : 4 Lansdowne Avenue Orpington BR6
8JU

OS Grid Ref: E: 544112 N: 165973

Applicant : Mr & Mrs Karve

Objections : YES

Description of Development:

Replacement 4 bedroom detached dwelling incorporating attached garage.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
London City Airport Safeguarding
London Loop

Proposal

Planning permission is sought to rebuild the original dwelling on this site including extensions recently permitted, the majority of which (aside from the existing garage) has been demolished. As Members may recall planning permission was granted in October 2012 (under ref. 12/02113) for extensions to the original dwelling, involving a part one/two storey side extension; single storey infill front extension; elevational alterations; and a change of roof to the courtyard. This proposal remains unchanged to that permitted in 2012, except that photo voltaic cells are proposed along the southern roof elevation.

The application is accompanied by a Design and Access Statement. This advises that, as a result of structural faults which were identified in relation to the original building, a decision was taken that part of the original building should be removed.

Location

The site is situated along the eastern side of Lansdowne Avenue, an entirely residential street comprising detached houses built within generous plots.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations have been received from the neighbouring property at No 2, which are summarised as follows:

- terms of 2012 planning permission breached with removal of three of the four existing flank walls;
- consent/permission not sought in advance for the demolition works;
- plans fail to adequately show extent of proposal
- adjacent property occupiers not notified of proposed demolition
- lack of information regarding structural aspects of works
- existing floor plan relates to original dwelling prior to demolition and should show site as it is, i.e. with three flank walls removed
- this application seeks retrospective permission for work which did not benefit from 2012 permission
- contradiction between proposed roof plans and proposed side elevation, in terms of number of photo voltaic cells
- limited regard to terms of 2012 planning permission
- work has continued without planning permission not having been granted [at the time of writing, the applicant has advised the Council that works have ceased until this application is determined]
- proposed photo voltaic cells are unacceptable as these will overlook the adjoining garden at No 2 and adversely affect neighbouring amenity
- work should not commence until planning permission is granted
- unclear whether works have been inspected by building control surveyors
- debris from application site has spread to neighbouring property and expense for its removal will need to be borne by the applicant
- disregard for health and safety rules

Comments from Consultees

No technical Highways objections have been raised.

Planning Considerations

Policies BE1, H7 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area; to ensure adequate side space provision in the case of two storey development; and to safeguard the amenities of neighbouring properties.

Planning History

Under ref. 12/02113, in October 2012 the Council granted planning permission for a part one/two storey side with bay window to front, single storey infill front extension and elevational alterations, change of roof to courtyard.

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.

As noted above planning permission was granted in October 2012 for extensions to the original dwelling. Due to structural concerns cited by the agent in the accompanying Design and Access Statement, the decision was taken to demolish much of the original structure. Ultimately, however, the completed dwelling will maintain a similar form and appearance to the development approved under ref. 12/02113, with the exception that photo voltaic cells are proposed along the southern roof elevation. Whilst an objection has been raised in relation to those cells, it is not considered that these will adversely affect neighbouring amenity in view of their function and siting.

An overall 1.3m separation will be maintained between the proposed extension and flank boundary. This is considered to represent a good level of separation, taking into account local spatial standards and the surrounding streetscene.

As was considered to be the case in relation to the 2012 application, the proposal has been sympathetically designed to avoid an adverse impact on the neighbouring dwelling at No 6 located to the north. Under ref. 04/02096 a first floor / two storey side extension was approved which maintained a 1.0m separation to the flank boundary and resulted in the first floor extension extending a short distance further than the original first floor rear elevation. In the case of this proposal, although the proposed ground floor will align with the existing dwelling at the rear, the first floor element will fall short by approximately 2.0m, so as to avoid affecting the neighbouring first floor rear bedroom window at No 6. In addition, it is considered that the overall separation between these properties is favourable.

With regard to the works proposed along the southern side of the dwelling, these are considered modest and unlikely to significantly affect the amenity of surrounding properties.

Having regard to the above it is 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 files refs. 12/02113 and 13/01646, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 3 | ACH03 | Satisfactory parking - full application |

- ACH03R Reason H03
- 4 ACK01 Compliance with submitted plan
ACC03R Reason C03
- 5 Before the development hereby permitted is first occupied, the proposed window(s) along the first floor northern elevation of the proposed extension and those proposed along the first floor southern elevation of the existing dwelling shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
- 6 ACI12R I12 reason (1 insert) BE1
ACI17 No additional windows (2 inserts) first floor flank extension
ACI17R I17 reason (1 insert) BE1

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Address: 4 Lansdowne Avenue Orpington BR6 8JU

Proposal: Replacement 4 bedroom detached dwelling incorporating attached garage. RETROSPECTIVE APPLICATION



"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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