

SECTION '2' – Applications meriting special consideration

Application No : 13/00978/FULL6

Ward:
Petts Wood And Knoll

Address : 80 Crescent Drive Petts Wood
Orpington BR5 1BD

OS Grid Ref: E: 544238 N: 167134

Applicant : Mr T Willis

Objections : NO

Description of Development:

Part one/two storey side and rear extension and detached garage to rear

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 part one, part two storey side extension has a total width of 5.2 metres, of which 2.7 metres is a single storey element to the boundary. The first floor element has a width of 2.5 metres and is set 1.6 metres behind the front elevation.

Members will note that a garage - subject to objections - has since been removed from the proposal.

The single storey element has a rearward projection of 3 metres where the first floor rear element, of the same depth, maintains the 2.7 metres separation to the southern boundary and allows for a separation of 2.9 metres to the northern boundary to the adjoining semi.

Location

The application property is located to the western edge of Crescent Drive and forms the corner property with Shepperton Road. The site features a two storey semi-detached dwelling in a style and size that is common for the area.

Comments from Local Residents

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

- the plans show the proposed garage extending from boundary to boundary and giving no room for access to the remaining garden, as the house was advertised as 'house with building plot' there is concern that the rear of the site will be severed.

Comments from Consultees

Highways objected to the previously included garage as it abutted the back edge of the footway and was contrary to policy. The garage has since been removed.

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

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 application site consists of a corner property with a similar level of spatial separation as the other junctions to Crescent Drive and Shepperton Road. The other corner properties have benefitted from single storey side extensions to the boundary of Shepperton Road and it is considered that his level of development at ground floor level is therefore established.

Policy H9 requires that all developments that are two storey in nature allow for a 1 metre side space to the boundary in order to preserve the spatial standards of the area, to protect the amenities of neighbouring residents and to prevent terracing. It is not considered that any harm would result to neighbouring amenities or that any terracing would occur and as such the consideration falls to be given to the spatial characteristics of the area and specifically this junction.

The proposal allows for 2.7 metres of separation at first floor level for the full length of the two storey side and rear element. A hipped roof is proposed that is subservient to the main dwelling with the extension itself being set back from the existing front elevation and in this regard it is considered that the proposal complies with the Council's supplementary design guidance. The 2.7 metre side space at first floor level exceeds provides a good level of separation to the boundary although Policy H9 requires a 1 metre separation for the full height and length of the flank wall..

In this regard it is considered important to place the proposal within context of the existing ground floor extensions to the neighbouring corner properties that area of a similar scale and appearance to that proposed. Given these extensions it is considered that the single storey element will not be out of context and would not be detrimental to the spatial standards of the area. The level of separation at first floor level is considered to be large and the additional amount of subservience further lessens to the impact of the first floor element.

To the rear of the property the first floor element has a projection of 3 metres and is some 2.9 metres from the boundary to No.78. It is considered that the depth and level of separation are adequate and that there would not be an unacceptable impact upon the prospect or amenity of the residents at No.78 and that this element is acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00978, excluding exempt information.

as amended by documents received on 14.06.2013

RECOMMENDATION: PERMISSION

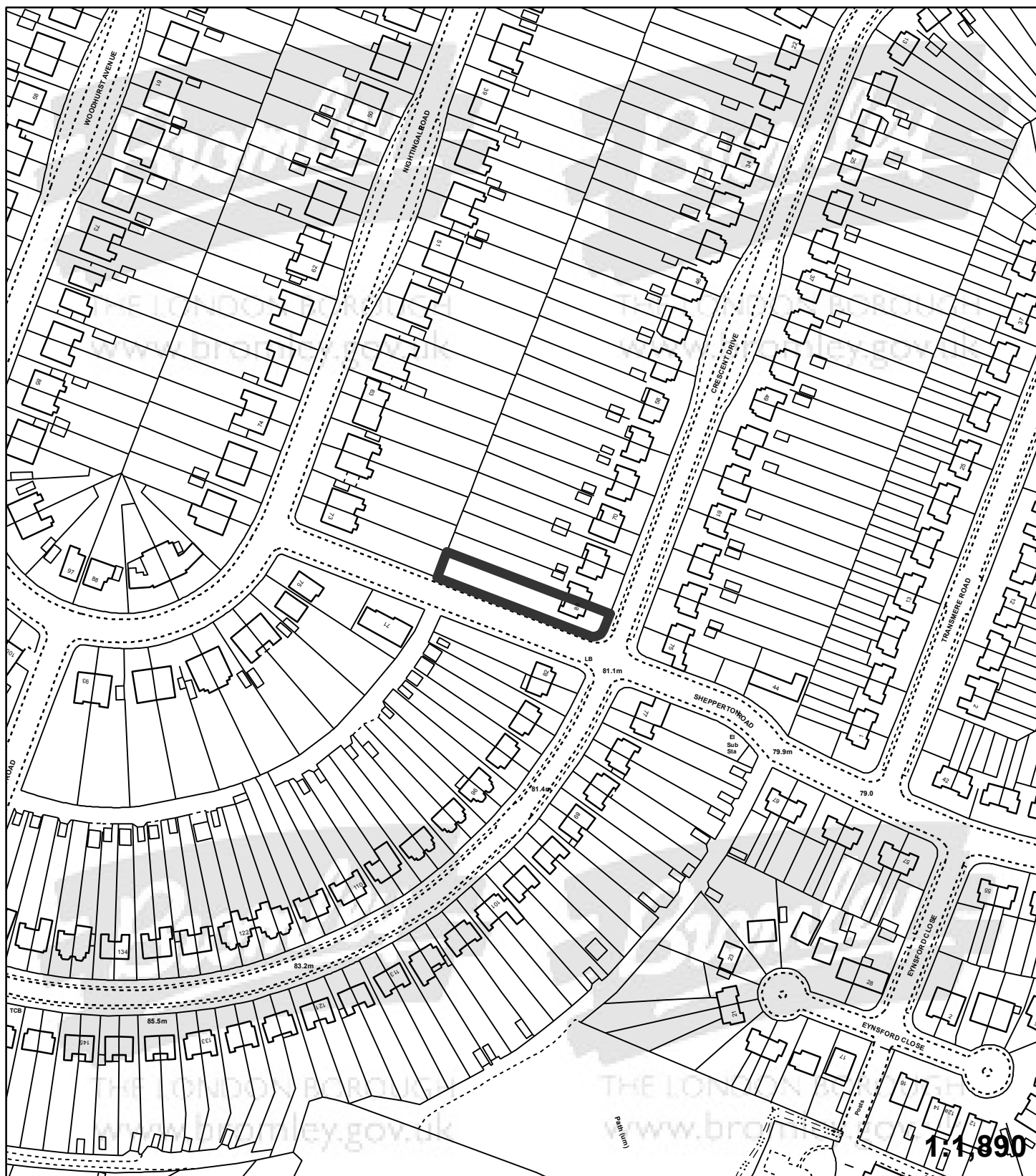
Subject to the following conditions:

- | | | | |
|---|--------|--|--|
| 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) | northern or southern first floor development |
| | ACI13R | I13 reason (1 insert) | BE1 and H8 |

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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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