

SECTION '2' – Applications meriting special consideration

**Application No :** 13/01184/FULL1

**Ward:**  
**Chelsfield And Pratts  
Bottom**

**Address :** 6 Julian Road Orpington BR6 6HU

**OS Grid Ref:** E: 546355 N: 163425

**Applicant :** Mr Shaun Bushnell

**Objections :** YES

**Description of Development:**

Single storey side and rear extension with balustrade and steps, front porch, addition of first floor to form two storey dwelling house and elevational alterations

Key designations:

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

**Proposal**

The application seeks extensions and alterations to convert the existing bungalow into a 2 storey dwelling. The proposal will involve substantial structural alterations which will result in the formation of an additional storey. This will be built above the ground floor, although it will fall short of the existing ground floor rear elevation by approximately 2.0m. The dwelling will rise to a height of 7.6m (as scaled from the front elevation). At ground floor level, the proposed extension will, for the most part, project approximately 4.5m from beyond the rear extent of the existing dwelling.

**Location**

The application property is situated along the eastern side of Julian Road, approximately 60 metres north of its junction with Worlds End Lane.

**Comments from Local Residents**

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

- height and depth of enlarged dwelling is excessive and will result in loss of light to No. 8 (living room , kitchen, patio and immediate rear garden)
- ground level at No 6 begins about 1m above No. 8
- loss of outlook

- loss of privacy
- height of proposal is excessive in relation to No. 6

### **Comments from Consultees**

Not applicable

### **Planning Considerations**

Policies BE1, H8 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 safeguard the amenities of neighbouring properties; and to ensure that an adequate degree of separation is maintained in respect of two storey development.

### **Planning History**

Under ref. 12/03468, planning permission was refused for a single storey rear and side extension and for the addition of a first floor to form two storey dwellinghouse, on the following grounds:

"The depth of projection proposed is excessive and the development would therefore seriously prejudice the amenities of the occupiers of Nos. 4 and 8 Julian Road by reason of visual dominance, loss of prospect and loss of light, thereby contrary to Policy BE1 of Unitary Development Plan.

"The proposed development, by reason of its bulk, height and rearward rojection would be unduly obtrusive in the street scene and out of character with neighbouring development, contrary to Policies BE1 and H8 of the Unitary Development Plan."

Of note, under refs. 07/04226 and 07/04648, planning permission was granted for a replacement two storey five-bedroom dwelling at the neighbouring dwelling at No. 8, although that permission was not 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.

As noted above planning permission was refused under ref. 12/03468 for the enlargement of the existing dwelling to form a two storey house. In comparison to that scheme the depth of the rear ground floor element has been reduced by approximately 0.5m and the first floor rear by approximately 2.3m. The first floor width has also been reduced so that the enlarged house will align with the two flank walls of the existing dwelling, thus allowing for a greater separation between Nos. 4 and 6 at first floor level. The resultant house is therefore more modest in scale.

Whilst it is considered that previous concerns relating to the impact of No 4 have been overcome as a result of the separation now proposed between the houses, objections have again been raised from the side of No 8, on the basis of the height and depth of the enlarged house. Planning officers concur that the resultant relationship between the application dwelling and No 8 will be unsatisfactory; whereas both properties currently maintain a similar rear building line, the proposed rear extension at No 6 will project approximately 4.5m in depth, and given the difference in ground level it is considered that the proposal will appear overbearing and result in a loss of light and prospect.

It is also apparent that the height of the proposed development has not been reduced, and although the bulk is reduced, this will still present a very prominent development in the streetscene, particularly given the relationship to No 8.

Background papers referred to during production of this report comprise all correspondence on file refs: 07/04226, 07/04648, 12/03468 and 13/01184, excluding exempt information.

### **RECOMMENDATION: PERMISSION BE REFUSED**

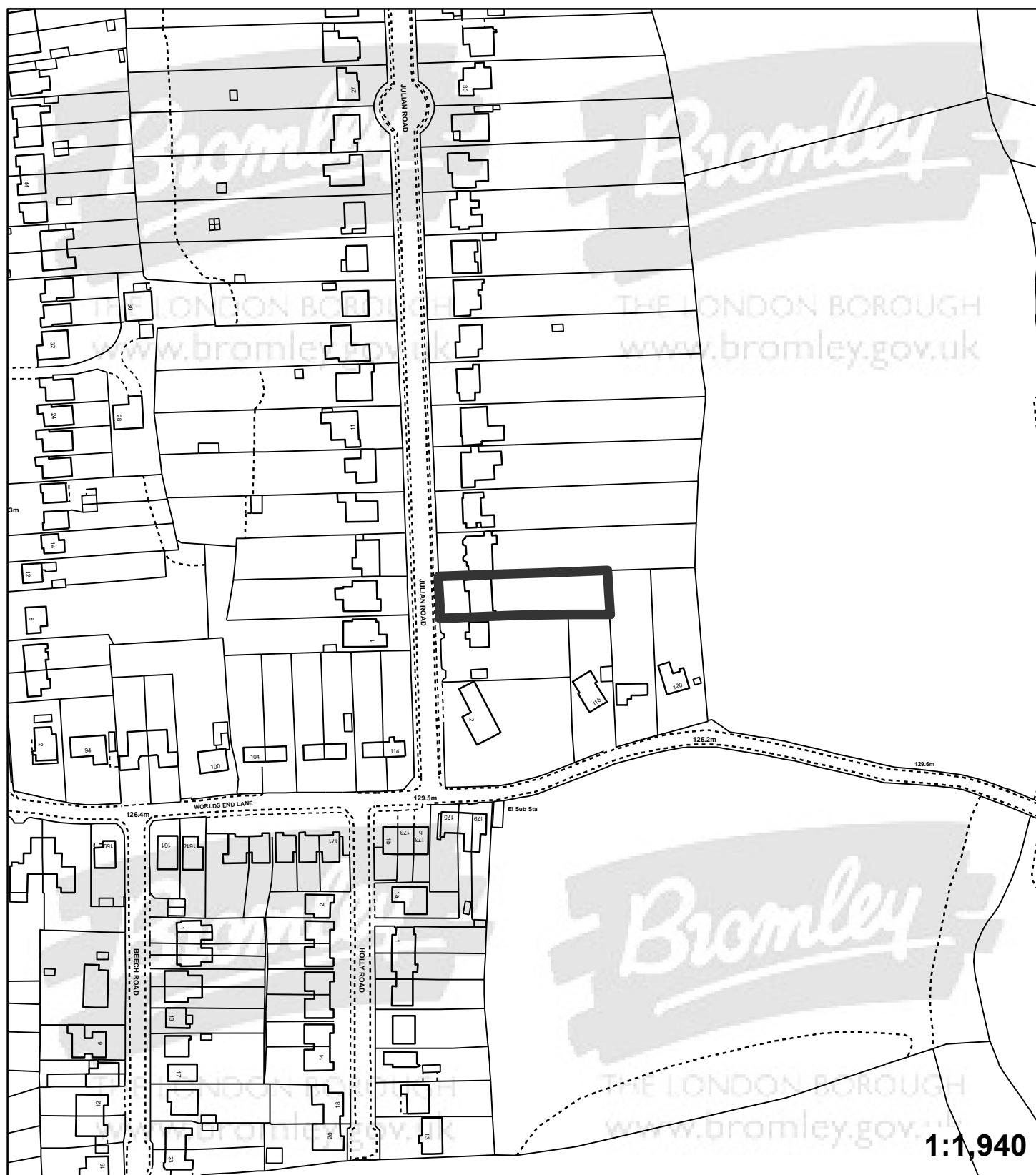
The reasons for refusal are:

- 1 The proposal, by reason of its height and bulk, will prejudice the amenities of the occupiers of No. 8 by reason of visual dominance, loss of prospect and loss of light, thereby contrary to Policy BE1 of Unitary Development Plan.
- 2 The proposed development, by reason of its bulk, height and rearward projection would be unduly obtrusive in the street scene and out of character with neighbouring development, contrary to Policies BE1 and H8 of the Unitary Development Plan.

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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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