

SECTION '2' – Applications meriting special consideration

Application No : 13/02283/FULL6

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

Address : 7 Oxenden Wood Road Orpington BR6
6HR

OS Grid Ref: E: 547034 N: 163361

Applicant : A Gebbett

Objections : NO

Description of Development:

Part one/two storey side and rear extension, roof alterations incorporating rear dormer extensions, new chimney and front porch

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding
Open Space Deficiency

Proposal

- The proposed side extension will have a width of 3.5m and will have a length of 15.6m at ground floor level, extending to the rear of the main rear wall of the house by 5.2m. The first floor will have a length of 10.4m and the extension will provide a 2m separation to the flank boundary at ground and first floor levels (1.3m side space previously refused). The side extension will have a hipped roof and the existing side garage will be replaced.
- The proposed rear extension at first floor level will square off the property and rationalise the roof, replacing the existing flat roof to the rear of the house. To the front a front porch will be created with a roof of 3.5m in height and a width of 2.8m.
- Roof alterations include the provision of three small rear dormers and flank rooflights.
- A chimney will be provided to the flank boundary facing No. 9.

Location

The property is located on the western side of Oxenden Wood Road. The site currently comprises a large detached two storey dwelling. The area is characterised by similar large houses set within large and spacious plots.

Comments from Local Residents

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

Comments from Consultees

None.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

The Council's adopted SPG guidance is also a consideration.

Planning History

Planning permission was refused under ref. 12/03920 for a part one/two storey side and rear and single storey front extensions, roof alterations to incorporate increase in ridge height, rear dormers and elevational alterations. The refusal grounds were as follows:

'The proposal, by reason of its design, excessive height and roof bulk, would result in a disproportionate addition to the dwelling and would be detrimental to the character of the dwelling and wider street scene, contrary to Policies BE1 and H8 of the Unitary Development Plan.'

Planning permission was refused under ref. 13/00724 for a part one/two storey side and rear and single storey front extensions, roof alterations to incorporate rear dormers and elevational alterations. The refusal grounds were as follows:

'The proposed development would, by reason of the inadequate side space to be provided in an area where higher spatial standards exist, result in a retrograde lowering of spatial standards detrimental to the established character of the area, contrary to Policies BE1 and H9 of the Unitary Development Plan.'

This application has recently been dismissed on appeal. The Inspector states:

'The proposal seeks to replace a recessed single storey garage attached to the side of the dwelling with a two storey extension sitting flush with its front elevation. The first floor element of the proposed extension would be set in slightly from its ground floor and would be over 1 metre from the side boundary. Nevertheless, the main body of the dwelling would be brought

much closer to the side boundary and very close to the house at No. 5 Oxenden Wood Road. Whilst I can understand the appellant's frustration that this neighbouring dwelling has been the subject of a two storey extension quite close to the side boundary, this is beyond my control. Further, a reasonably generous gap between the two houses remains at present, irrespective of the position of the physical boundary between the two properties. This would be reduced considerably if the proposed extension was built and the effect would harmfully erode the general feeling of spaciousness within this part of Oxenden Wood Road.

For the above reasons, and despite a recommendation from the Council's Planning Officer to its Committee that planning permission should be granted, along with an endorsement from the Chelsfield Park Residents Association (CPRA), I conclude that the proposal would unacceptably harm the character and appearance of the street scene. In such terms, it conflicts with saved policy BE1 of the adopted London Borough of Bromley Unitary Development Plan (UDP) which seeks to ensure that development does not detract from the existing street scene. It also conflicts with the overall aim of saved policy H9 of the UDP which explains that in areas where high standards of separation exist, a side space greater than the minimum 1 metre standard will be expected.'

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 proposal omits the previously refused increase in roof height and sets the extension in from the flank boundary by 2.0m. The resulting side space is now considered to be acceptable to address the previous concerns of the Inspector. The extension will have an architectural design that will complement the main house, with the large and disproportionate addition to the height now removed from the scheme and the provision of side space considered to set the dwelling more comfortably within the plot. The rear section of the roof will be rationalised, removing the flat roof that exists, and this will improve the appearance of the house and the relatively modest design of the existing house will be retained. The large overhang previously proposed has also been removed and the angle of the roof pitch will remain the same as the existing house, therefore the appearance of the house will be suitable, given the existing architecture.

The proposal will not increase the roof height and therefore the dwelling will not exceed the height of No. 5, which is sited on higher ground. The roof exceeds the height of No. 9 already and, although the side extension will be significant, the resulting structure will not appear excessive within the street scene.

Similarly it is considered that although the chimney reduces side space to 1.2m at this part of the house, the chimney will be small and set back from the building line. On balance it is considered that the chimney would not harm the spatial standards

of the area by encroaching within 2m of the flank boundary as the majority of this flank wall will be 1.75-1.8m from the boundary.

The proposed side extension is not considered to impact on the amenities of No. 5, which does not have any flank facing windows. To the rear, the replacement of the existing garage with a new rear extension will be acceptable as it will be sited in the same location. The roof will increase the overall height of the new extension to 3.7m (taller than the flat roofed existing structure) however the structure will be on lower ground than No. 5 and will not result in a harmful impact. The side boundary is well screened with vegetation and this will also reduce the impact, as will the increased side space and orientation, as No. 7 is to the north.

No. 9 may be affected by the provision of a hipped roof on to the existing flat roofed section at the rear of the house. The dwelling will not be extended closer to No. 9 and although the additional roof may impact on light and outlook from the flank windows at No. 9, this impact is considered to be acceptable as the houses are separated by approximately 5.5m, with the majority of the added bulk sited even further from the boundary.

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 significantly detrimental on the character of the area nor would it impact harmfully on the amenities of neighbouring properties. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03920, 13/00724 and 13/02283, 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 ACI12 Obscure glazing (1 insert) in the second floor flank
 ACI12R I12 reason (1 insert) BE1
 elevations
- 4 ACI17 No additional windows (2 inserts) flank extensions
 ACI17R I17 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.

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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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