

SECTION '2' – Applications meriting special consideration

Application No : 13/02391/FULL6

Ward:
Petts Wood And Knoll

Address : 12 Great Thrift Petts Wood Orpington
BR5 1NG

OS Grid Ref: E: 544193 N: 168133

Applicant : Ms Helen Russell

Objections : YES

Description of Development:

Single storey rear and part one/two storey side extension, front dormer extension and elevational alterations to front

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

Planning permission is sought for:

- single storey rear extension projecting
- part one/two storey side extension
- front dormer extension
- elevational alterations to the front

This application follows the refusal of a similar application under ref. 13/01415, which was refused solely for the introduction of two dormers into the front roofslope. The current application now only proposes one front dormer, with the rest of the scheme remaining as the previous application.

Location

This proposal is to a semi-detached property located on the eastern side of Great Thrift, Petts Wood, Orpington. The site also lies within the Petts Wood Area of Special Residential Character (ASRC).

Comments from Local Residents

Nearby neighbours were notified of the proposal and the responses received are summarised as follows:

- not in-keeping with surrounding area
- plan to build a room above garage is unusual
- will detract from 'look and feel' of the area
- ground floor is bigger than that of No.10
- negative impact on neighbour's environment
- very significant addition to a semi-detached house
- was not notified of previous application
- view between houses will be spoilt
- out of character with street scene
- over development
- impact of single storey extension
- unbalance the pair of semi-detached houses
- concerns over structural damage

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

No consultations were made regarding the application

Planning Considerations

The main policies relevant to this case are Policies H8 (Residential Extensions), BE1 (Design of new development) of the Unitary Development Plan) and H10 (Areas of special Residential Character) which relate to the design of residential extensions and development in general.

Planning History

Planning permission was refused under ref.13/01415 for a single storey rear and part one/two storey side extension, two front dormer extensions and elevational alterations to front. The grounds of refusal were as follows:

"The proposal, introducing two dormers to the front roofslope, would be out of character with this Area of Special Residential Character and detrimental to the architectural integrity and symmetrical appearance of this pair of semi-detached houses."

Conclusions

The main issues to be considered in this case is the impact of the proposal on the amenities of adjoining neighbours, the impact of the extensions on the host building and wider street scene within the ASRC.

In respect of amenities, the proposed extension would project a maximum of 3m from the rear of the dwelling at single storey level. However, Members will note that

the extension at No. 10 projects approximately 2m resulting in a 1m projection beyond this building line. It is noted that there have been concerns raised from adjoining residents and careful consideration must be given to the impact upon residential amenities. Members may consider that given the scale of the proposal, its siting and orientation, that there will not be any significant harm to neighbouring residents to warrant refusal of planning permission in this case.

In terms of design, the first floor element of the extension would continue the existing roof ridge, with the proposed roof extension retaining the existing slope angle at the front. There is also a front dormer extension proposed adjacent to the existing front gable. It may be considered that the current application addresses the previous grounds of refusal by removing one of the proposed dormers at the front by now only proposing one. It is noted that there are other examples of front dormers permitted along the road, notably recent planning permissions granted Nos. 23 and 25, although the other roof enlargements do vary from that proposed in this case. Although the property is located within an Area of Special Residential Character, it is not considered that the proposed extension would have a detrimental impact upon the character of the area given its scale and design.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02391, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

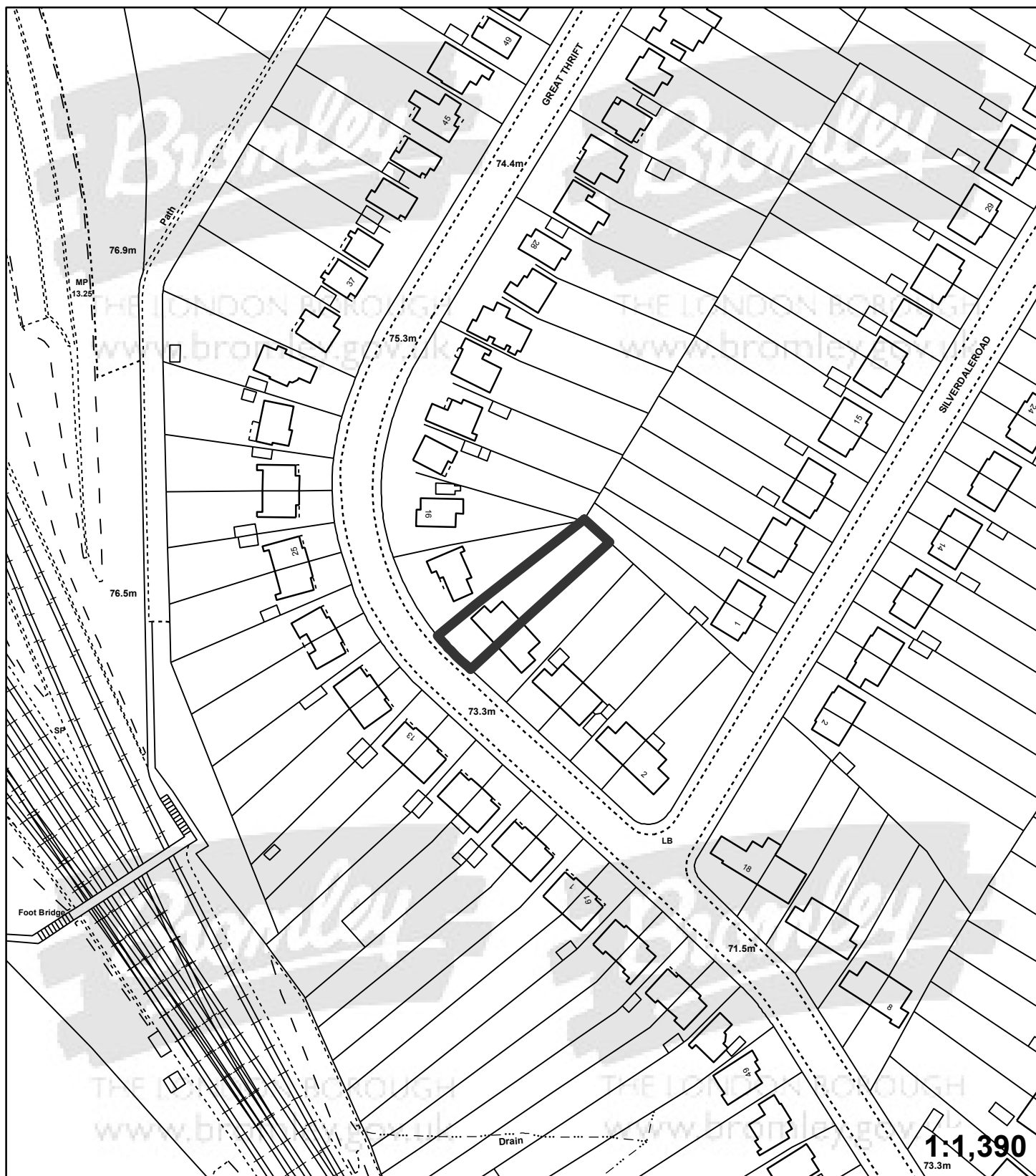
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI12 Obscure glazing (1 insert) in the first floor flank elevation of
 the extension
 ACI12R I12 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

Reason: In the interest of the visual and residential amenities of the area.

Application:13/02391/FULL6

Address: 12 Great Thrift Petts Wood Orpington BR5 1NG

Proposal: Single storey rear and part one/two storey side extension, front dormer extension and elevational alterations to front



"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.