

SECTION '2' – Applications meriting special consideration

Application No : 13/02681/FULL6

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

Address : 9 Oxenden Wood Road Orpington BR6
6HR

OS Grid Ref: E: 547038 N: 163378

Applicant : Mr & Mrs Wyatt

Objections : NO

Description of Development:

Part one/two storey front, side and rear extensions and increase in roof height to provide habitable accommodation in roof space

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 utilise the area to the side of the building and will retain a side space of 2.0m to the flank boundary. The extension will have a gabled roof to the front elevation and will increase the roof height of the dwelling from 8.6m to 9.1m. The width of the extension will be 3.1m towards the front of the house and 1.1m will be added towards the rear, providing a widening to the existing two storey side extension that is currently set back from the building line.
- The proposed side extension will project 1.0m forward of the existing building line, providing a two storey front extension with gable ended roof.
- The proposal will increase the height of the roof by 0.6m to provide rooms within the roof slope, and a second floor Juliet balcony to the rear elevation.
- A second front gable feature is proposed towards the centre of the front elevation, with a front porch below this. The existing front gable feature will be tile hung.

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 detached houses set within 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 National Planning Policy Framework and the Council's adopted SPG guidance are also considerations.

Planning History

Planning permission was granted under ref. 92/00084 for a two storey front/side extension single storey and first floor rear extensions with balcony single storey side extension with two front dormers and front porch.

Planning permission was granted under refs. 96/01229 and 05/02524 for a single storey rear extension.

These developments have been constructed.

Planning permission was granted at Plans Sub-Committee on the 22nd August 2013 under ref. 13/02283 for a part one/two storey side and rear extension, roof alterations incorporating rear dormer extensions, new chimney and front porch at No. 7 Oxenden Wood Road.

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 will add a further 0.6m to the height of the roof of the dwelling and will provide further bulk towards the front of the dwelling. The extension will be sited 1m, in advance of the front of the house however the forward projection will match the corresponding 'wing' of the dwelling to the north. As a result, the extension will not appear excessively conspicuous within the street scene and would not impact harmfully on the visual amenities of the area. The design of the side extension,

porch and front dormer will complement the main dwelling and the increase in height will not appear excessive due to the fact that the land slopes downhill from south to north, therefore No. 9 is sited on lower ground than No. 7. The result is that the added bulk will not appear to exceed the height of No. 7 and would be considered to complement this adjacent dwelling rather than dominate it.

In terms of spatial standards, the proposal will provide a 2m side space to the flank boundary. In light of the recent permission at No. 7, a side space of 2m is considered suitable for Oxenden Wood Road, which is characterised by a larger than minimum level of side space.

In respect to neighbouring amenities, the extension will impact upon No. 7 to the south. This dwelling has planning permission for a side extension and other alterations. The first floor window facing No. 9 serves a bathroom and the separation created by the proposed extension is considered to result in a suitable relationship with this neighbouring house and would not harm the amenities of this dwelling significantly. The extension will project 2m to the front of No. 7 and will be separated by 4.2m. This relationship is considered acceptable and the outlook from and light to the front windows at No. 7 would therefore not be severely impacted upon. This ground floor reception room is provided with front, side and rear windows, therefore it is served by multiple sources of light and outlook. Similarly, to the rear of the house, the separation and orientation to the north of No. 7 is considered sufficient to prevent any undue loss of amenity to this neighbouring house. The proposed Juliet balcony will provide a second floor vantage point, however this is not considered to result in a significant degree of overlooking and would be no worse than a dormer extension within the roof of the house.

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 on balance that Members grant planning permission.

Additional plans have been submitted dated 29/08/13 indicating an elevational street scene drawing.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/02283 and 13/02681, 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 | ACI10 | Side space (1 insert) | 2m | southern |
| | ACI10R | Reason I10 | | |

- 4 ACI12 Obscure glazing (1 insert) in the first floor flank elevation
ACI12R I12 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) flank extension
ACI17R I17 reason (1 insert) BE1
- 6 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.

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

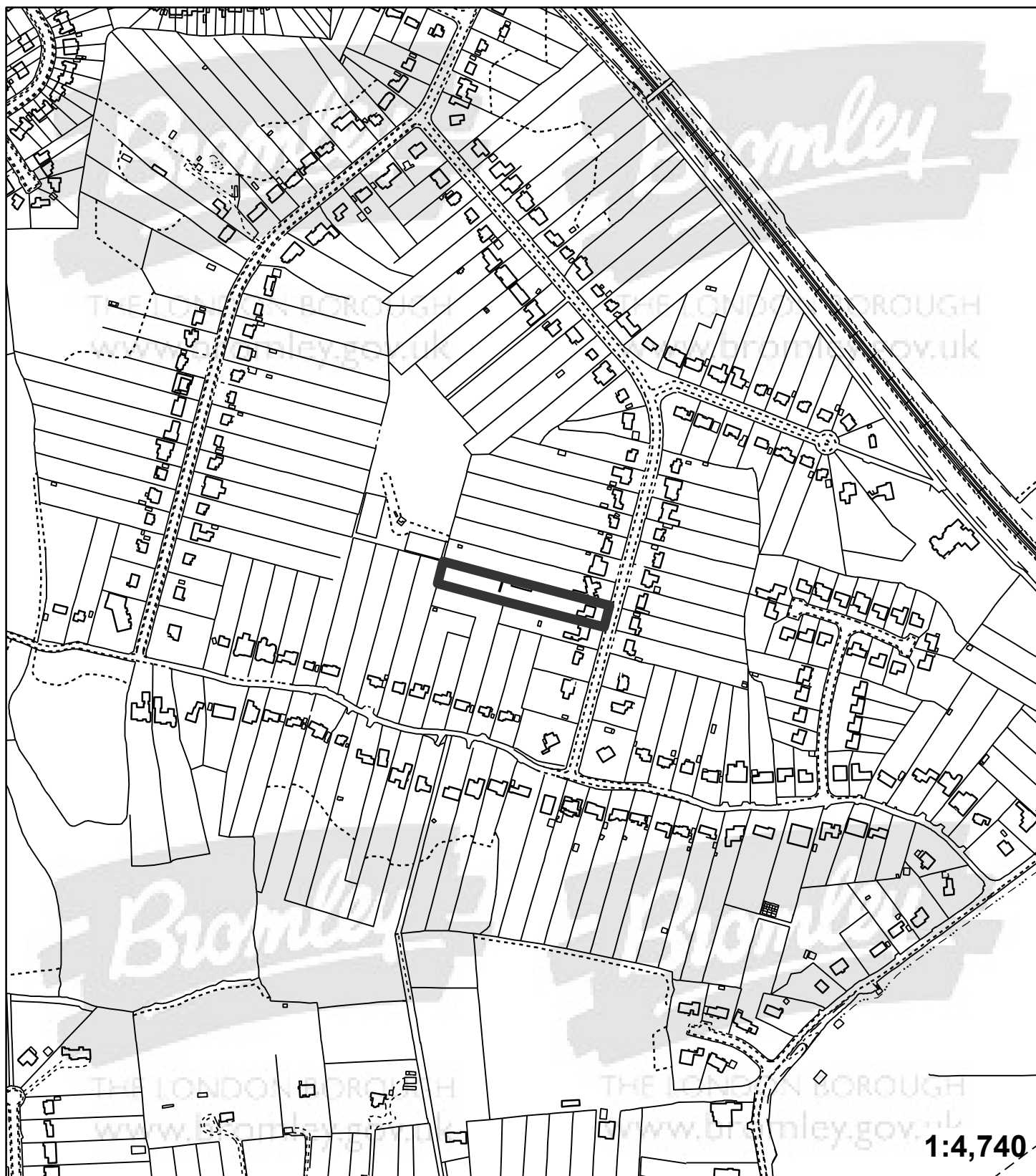
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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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