

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 13/01797/FULL6

Ward:
Cray Valley East

Address : 1 Georges Close Orpington BR5 3JR

OS Grid Ref: E: 547452 N: 168918

Applicant : Mrs Susan Brown

Objections : NO

Description of Development:

Part one/two storey rear extension

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

It is proposed to add a part one/two storey rear extension which would be triangular in shape due to the tapering nature of the site. The extension would project between 1.16-5m in depth, and the two storey element would be set back between 1-2.45m from the boundary with No.10. The two storey element would have a rearward projection of between 1.7-4m.

Location

This semi-detached property is located on the corner of Georges Close and Chalk Pit Avenue, and its main amenity areas are to the front and side of the property. The adjoining semi at No.10 Chalk Pit Avenue has a single storey rear extension which abuts the boundary with the application site, and a narrow rear garden.

Comments from Local Residents

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

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

Conclusions

The main issues in this case are the impact of the proposals on the character of the surrounding area and on the amenities of the occupants of neighbouring residential properties.

The proposed extension would abut the side boundary of No.10 Chalk Pit Avenue, but the two storey element would be set back a reasonable distance from the boundary in order to protect residential amenities. Furthermore, No.10 already has a single storey rear extension up to the boundary, so any impact would be further reduced.

The single storey element will extend along the boundary with No.10 Chalk Pit Avenue for approx. 7.5m and will have a height of 2.8m. It will have some effect on light during the early part of the day, but given the general arrangement of the gardens in this corner location, this is not considered to be so harmful as to warrant a refusal of planning permission.

A first floor bedroom window in the western elevation of the extension could cause overlooking of neighbouring properties, but as there is another window serving this bedroom, the western-facing window could be conditioned to be obscure glazed and fixed shut.

Although this corner plot is quite visible from the surrounding area, the proposed extension would be mainly tucked behind the main dwelling, and would not appear overlarge within the street scene.

The proposals are not, therefore, considered to result in a significant loss of amenity to local residents nor impact detrimentally on the character and appearance of the surrounding area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01797, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACI17 No additional windows (2 inserts) first floor western flank
 extension
- ACI17R I17 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan
 ACK05R K05 reason

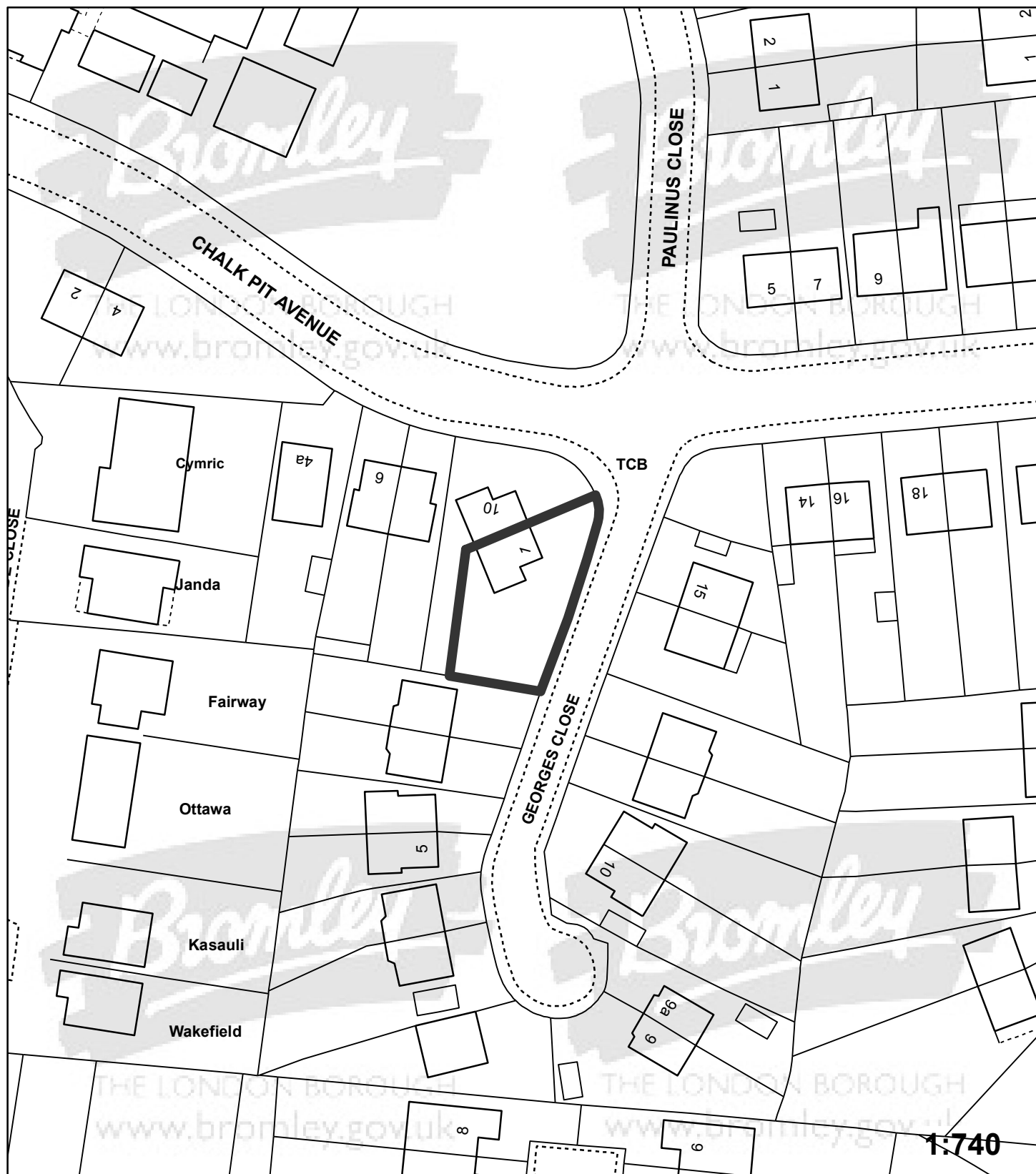
- 5 Before the development hereby permitted is first occupied, the proposed window at first floor level in the western flank elevation shall be obscure glazed and fixed shut in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent 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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