

SECTION '2' – Applications meriting special consideration

Application No : 13/02515/FULL6

Ward:
Farnborough And Crofton

Address : 5 Lewing Close Orpington BR6 8RA

OS Grid Ref: E: 545060 N: 166398

Applicant : Mr Jonathan Parkhurst

Objections : YES

Description of Development:

Two storey side, first floor side and rear extensions

Key designations:

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

Proposal

- The proposed side extension will have a width of 2.8m and a length of 5.3m, retaining a 1m side space to the side boundary and incorporating a hipped roof.
- The proposed first floor rear extension will have a rear projection of 1.9m and a width of 8.7m (the full width of the house). The extension will be constructed above the existing ground floor section at the back of the house and will have a hipped roof.
- A porch canopy is also proposed to the front elevation of the house.

Location

The property is located on the southern side of Lewing Close. The site currently comprises a detached two storey dwelling. The area is characterised by a mix of housing types. To the front of the house is a shared access and communal parking area.

Comments from Local Residents

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

- overdevelopment
- out of character

- loss of light and privacy - overlooking
- parking issues
- structural stability concerns
- lack of site notice
- prominent structure within the street scene

Comments from Consultees

Technical highways objections were initially raised on the basis that Lewing Close is unadopted and the originally proposed porch may push cars further out into the driveway, creating a parking issue within the close. The proposed garage was also of a sub-standard size. Amended plans have been received which enlarge the garage and remove the porch, and no highways objections are subsequently raised.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions), H9 (Side Space), T3 (Parking) and T18 (Road Safety) of the adopted Unitary Development Plan.

The National Planning Policy Framework and the Council's adopted SPG guidance are also considerations.

Planning History

A planning application is currently under consideration under ref. 13/02626 for rear boundary fence max height 2.7m.

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 impact on parking and highway safety is also a consideration.

The proposed side extension will provide a continuation of the existing two storey side section of the house and will retain a 1m side space to the flank boundary, thereby complying with Policy H9. The roof will be hipped and will reflect the character of the main house. The extension to the side of the house will not impact harmfully on the street scene or the character of the area. The extension will not project in advance of the building line and will preserve the space to the side of the house. The proposed front porch canopy will not project significantly to the front of the house and has a low bulk, therefore it is considered that this would not appear excessively intrusive within the street scene.

To the rear of the house, the proposed extension would be complementary to the design of the house, with a hipped roof. The extension will retain a large rear garden and is considered not to overdevelop the site.

The proposed side extension will impact upon a side window at No. 4. This window is obscurely glazed and serves a bathroom. The side to side relationship between the buildings will be typical of a suburban area and the impact is not considered significant, given the bathroom use of the room. To the rear of the house, the proposed first floor extension will project 2m to the rear of neighbouring properties and will be separated by 2m from each neighbouring house. This relationship is considered suitable to avoid undue loss of outlook or visual impact. The houses are in relatively close proximity and the modest rear projection of 2m and hipped roof is considered to keep bulk to a minimum. Therefore the proposal is considered to have an acceptable relationship with the neighbouring properties and will not impact harmfully on light and outlook.

Amended plans have been received dated 06/09/13 indicating the removal of the front porch and its replacement with a canopy, along with the widening of the garage.

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 loss of amenity to local residents and would result in a harmful impact on the character of the area. No impact on highway safety would result. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/02515 and 13/02626, excluding exempt information.

as amended by documents received on 06.09.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

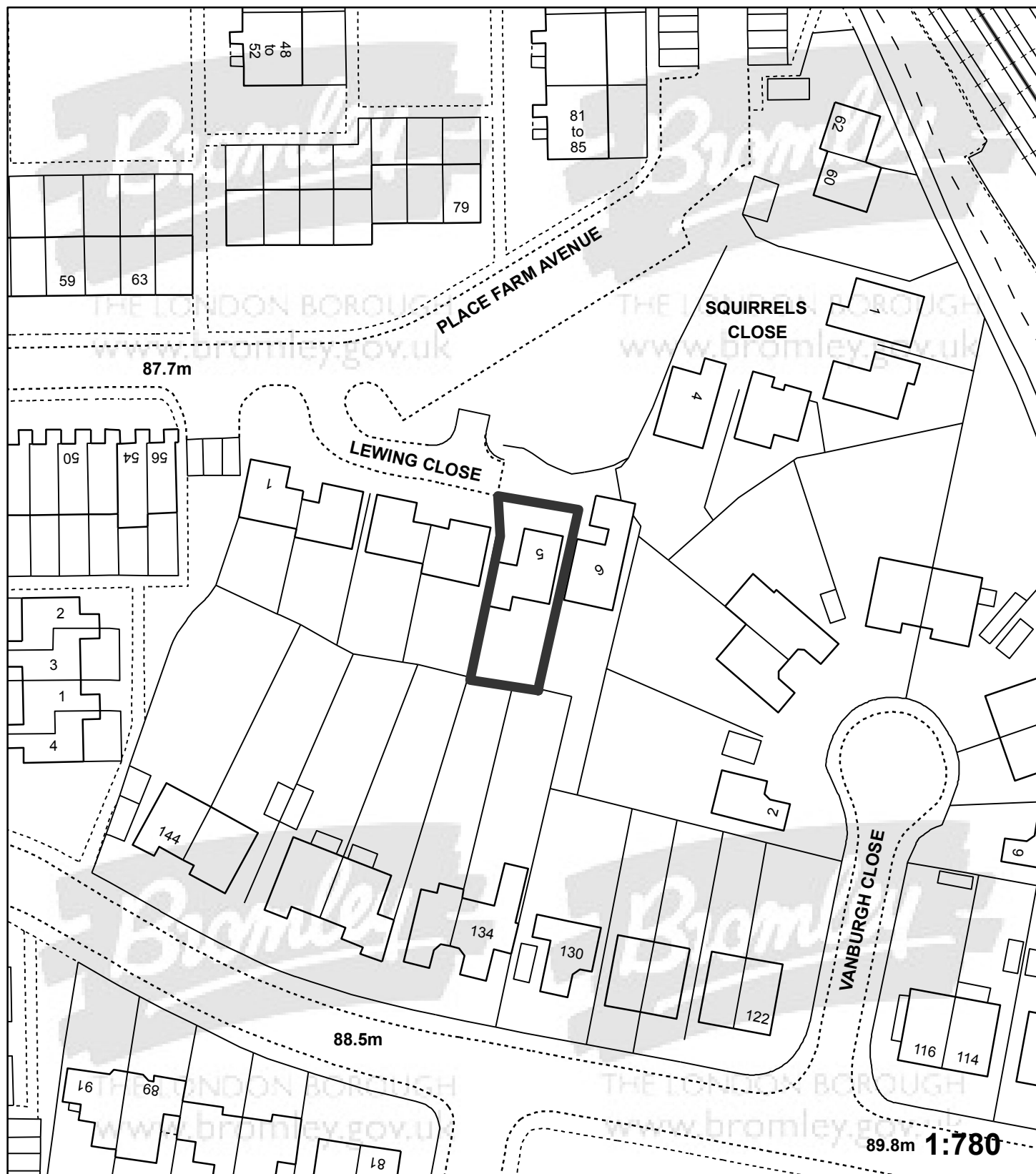
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI12 Obscure glazing (1 insert) in the first floor flank elevation
 ACI12R I12 reason (1 insert) BE1
- 4 ACI17 No additional windows (2 inserts) first floor flank extension
 ACI17R I17 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.

Application:13/02515/FULL6

Address: 5 Lewing Close Orpington BR6 8RA

Proposal: Two storey side, first floor side and rear extensions



"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.