

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

**Application No :** 13/02707/FULL6

**Ward:**  
Farnborough And Crofton

**Address :** 1 Starts Hill Road Orpington BR6 7AR

**OS Grid Ref:** E: 543697 N: 164994

**Applicant :** Mr Alan Mosley

**Objections :** NO

**Description of Development:**

Two storey side and rear extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
Flood Zone 2  
London City Airport Safeguarding  
London City Airport Safeguarding

**Proposal**

- It is proposed to construct a two storey side/rear extension measuring 1.8m wide from the western flank of the property.
- The extension would 'wrap-around' at first floor level, projecting back in line with the existing ground floor rear extension to a depth of approximately 3m from the original rear building line.
- It would have a pitched/flat roof set below the main roof ridge and would be set approximately 4.2m back from the front building line of the house.
- A minimum side space of approximately 0.5m would be retained between the side wall of the extension and the western flank boundary of the site.

**Location**

- The application site comprises of a two storey semi-detached dwellinghouse.
- The site is set-back from Starts Hill Road and is flanked to the north-west by Allotment Gardens.
- The properties to the south-east of the site and in the wider surrounding area are predominantly semi-detached dwellings, some of which have also been extended, including the adjoining property, No.3 as well as No.5 Starts Hill Road.

## **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 and the London Plan:

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

London Plan:

5.12 Flood risk management

## **Planning History**

There is no relevant planning history relating to the site.

## **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 application site is set well-back from the road with substantial tree and shrub planting along the western site boundary and to the front of the site. Adjacent, to the west of the site, is a large Allotment Gardens. With regard to visual impact, the proposed extension would be well screened from the street view, would be set back from the property's frontage and would be subservient in height to the main roof. Whilst the proposal does not retain a 1m side space from the side boundary of the site to the flank wall of the building, as normally required by Policy H9, given the scale of the development and, in particular, the open space to the west of the site, it is unlikely to appear cramped, nor would any unrelated terracing occur. The impact on the spatial standards and level of visual amenity of the area is therefore considered acceptable.

With regard to the impact on the amenities of occupiers of surrounding residential properties, the first floor extension would be sited approximately 3.2m from the adjoining semi-detached property, which also benefits from a first floor rear extension. There is a first floor flank window at the attached property which overlooks the application site and views from this window are likely to be obscured by the proposed extension. However, it is considered that as this appears to be a secondary window to the room it is serving, the loss of views would not be fundamentally damaging to the enjoyment of the property. Furthermore, given the scale of the extension, its separation from the party boundary and the fact that no

flank windows are proposed which would overlook the neighbouring site, the impact on neighbours is considered acceptable.

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 significant loss of amenity to local residents nor impact detrimentally on the spatial standards or level of visual amenity of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02707, excluding exempt information.

**RECOMMENDATION: PERMISSION**

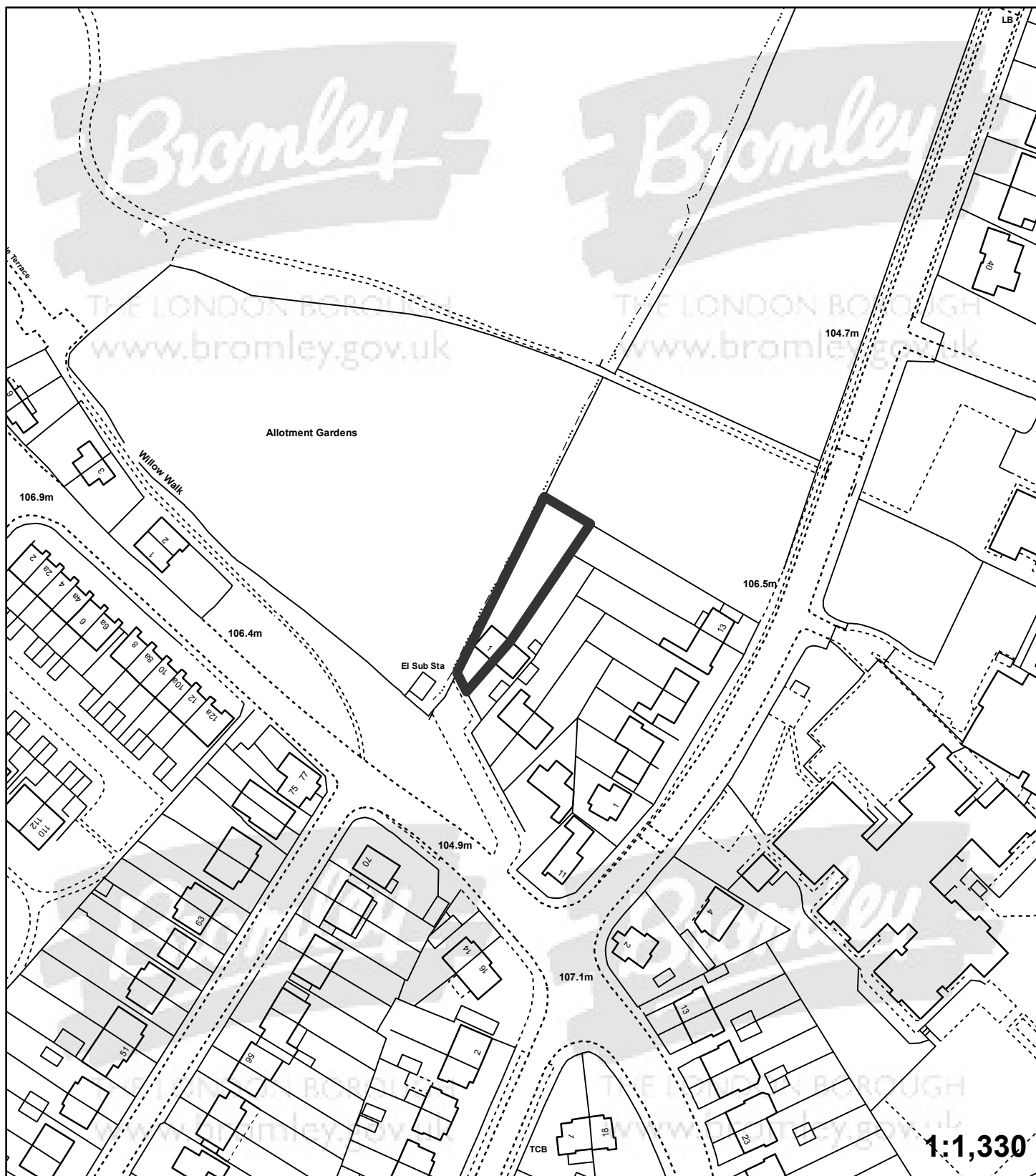
Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs       |
|   | ACA01R | A01 Reason 3 years                             |
| 2 | ACC04  | Matching materials                             |
|   | ACC04R | Reason C04                                     |
| 3 | ACI13  | No windows (2 inserts) south-eastern extension |
|   | ACI13R | I13 reason (1 insert) BE1                      |
| 4 | ACK01  | Compliance with submitted plan                 |
|   | ACC01R | Reason C01                                     |

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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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