

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

Application No : 13/02652/FULL6

Ward:
Chelsfield And Pratts
Bottom

Address : 3 Amberley Close Orpington BR6 6NG

OS Grid Ref: E: 545904 N: 164237

Applicant : Mr Kevin Blake

Objections : NO

Description of Development:

Single storey side and rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

The proposed extension will be situated to the south-western corner of the dwelling and occupy an existing recess, projecting a further 2.8m beyond the rear extent of the existing dwelling. It will incorporate a flat roof and rise to a maximum height of 2.7m (as scaled from the submitted plans; excluding the roof dome).

Location

The application dwelling is situated to the south western corner of Amberley Close - a residential cul-de-sac comprising two storey detached houses constructed in the 1980s.

Comments from Local Residents

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

Comments from Consultees

Not applicable.

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

Planning History

Under ref. 11/02031, planning permission was granted for a front porch.

Under ref: 13/01021, an application for a single storey side and rear extension, incorporating a pitched roof, was refused on the following ground:

"The proposed extension would, by reason of its size, proximity and elevated position relative to No 5, adversely affect the amenities of that neighbouring property by reason of loss of light and visual impact, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan."

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 dwelling forms part of a small cul-de-sac of detached houses. The proposed extension would be built within close proximity of the neighbouring property at No 5, adjacent to the western boundary. The application dwelling is elevated relative to No 5, and so the proposed extension will be visible from the rear of that property. However, given the height of the proposed extension and its dimensions relative to the existing building it is not considered that neighbouring amenities will be so adversely affected as to warrant refusal. The reduction in height (in response to the Council's refusal of application ref. 13/01021) is considered to make this extension acceptable. It has been reduced by approximately 1m to 2.7m in overall height.

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 character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/02031, 13/01021 and 13/02652, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04 | Matching materials |

	ACC04R	Reason C04		
3	ACI17	No additional windows (2 inserts)	western	extension
	ACI17R	I17 reason (1 insert)	BE1	
4	ACK01	Compliance with submitted plan		
	ACC03R	Reason C03		

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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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