

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

**Application No :** 13/02385/FULL6

**Ward:**  
Cray Valley West

**Address :** 6 Sutherland Avenue Petts Wood  
Orpington BR5 1QZ

**OS Grid Ref:** E: 545579 N: 167280

**Applicant :** Mr And Mrs Bullen

**Objections :** NO

**Description of Development:**

Part one/two storey side and rear extension with raised decking and balustrade

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Sites of Interest for Nat. Conservation

**Proposal**

Planning permission is sought for part one/two storey side and rear extension with raised decking and balustrade. The proposed extension would project approximately 3.5m from the rear building line at single storey level, with the proposed first floor section being constructed above the existing garage. A maximum side space of 1.1m would be retained along the flank boundary with No. 8. An area of decking is also proposed to the rear at a height of 1m, with a 1m balustrade around the area. There are two new windows proposed at ground floor level along the southern flank.

**Location**

The application site is located in a residential road, characterised by detached properties with generous sized rear gardens. The property is set to the eastern side of the road.

**Comments from Local Residents**

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

**Comments from Consultees**

No internal or external consultations were made regarding this application.

## **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

## **Planning History**

There is no recent planning history at 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 proposed first floor extension is subservient to the main roof ridge by 1.7m and set back from the front building line by 1.3m. The extension is in proportion with the existing, and is not dominant to its overall appearance. Although this is slightly less than the minimum 1m side space normally required for two storey developments (1.1m at the front reducing to 0.85 at the rear), given that the proposed extension is set back from the main house and the 1.1m is still retained at the front Members will consider that the proposal is acceptable to comply with Policy H9. It is evident from the street survey that a number of properties along the road have constructed above the existing garage and there are similar developments in the local area. It is considered that adequate amount of side space is maintained along the northern boundary to maintain the spatial standards of the area. It is also noted that no first floor flank windows are proposed.

On balance, the proposed depth of the single storey at 3.5m is also considered acceptable given the separation distances and relationship with the adjoining neighbours. The proposed decking would be 1m in height and it is considered that it would not result in a detrimental amount of overlooking into adjoining gardens.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02385, 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 Before the development hereby permitted is first occupied the proposed window(s) in the ground floor flank elevation of the single storey rear extension shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.

ACI111R Reason I11 (1 insert) BE1

4 ACI13 No windows (2 inserts) first floor flank extension

ACI13R I13 reason (1 insert) BE1

5 Details of the means of privacy screening for the raised decking at the rear shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details and permanently maintained as such.

ACI24R Reason I24R

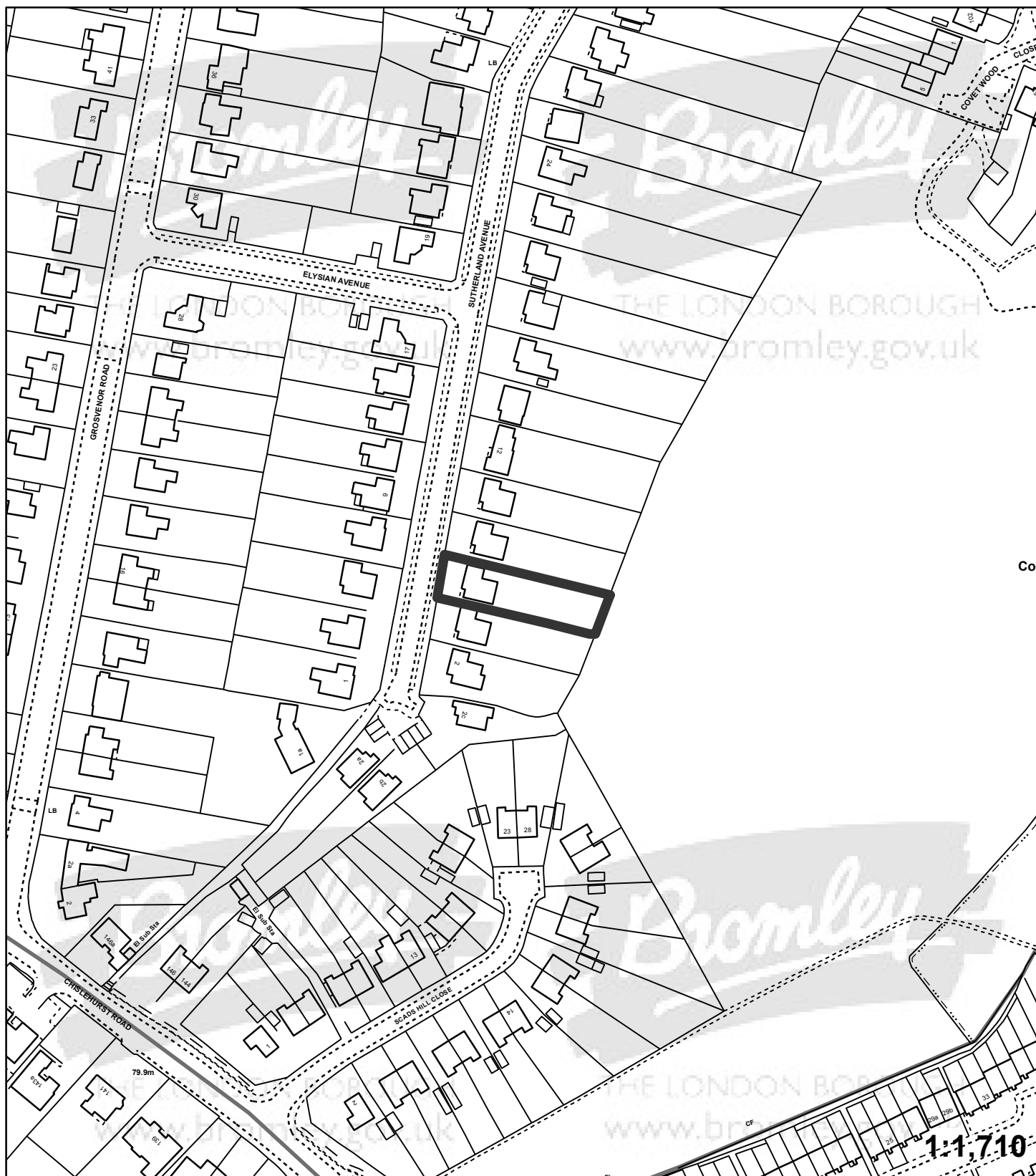
6 ACK01 Compliance with submitted plan

**Reason:** In the interest of the visual and residential amenities of the area.

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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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