

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

**Application No :** 13/02601/FULL6

**Ward:**  
Darwin

**Address :** 34 Beechwood Avenue Orpington BR6  
7EY

**OS Grid Ref:** E: 545206 N: 163892

**Applicant :** Mr Jonathan Steel

**Objections :** NO

**Description of Development:**

Single storey rear extension  
RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding

**Proposal**

The application is effectively to "square off" the NW corner of the dwelling in line with an existing single storey rear extension. The extension projects 3.3m in depth and incorporates a flat roof.

**Location**

The application dwelling forms a chalet-style bungalow which is flanked at either side by detached houses of similar form. The site fronts the western side of Beechwood Avenue.

**Comments from Local Residents**

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

**Comments from Consultees**

Not applicable

**Planning Considerations**

Policies BE1 and H8 of the Unitary Development Plan apply to the development and should be given due consideration.

## **Planning History**

Under ref. 95/01513, planning permission was granted for single storey and roof extensions.

Under ref. 13/00259, an application for a single storey rear extension and for roof alterations to incorporate side dormers was refused on the following grounds:

"The proposal, by reason of the design and size of the side dormer windows, would be unduly obtrusive in the street scene and out of scale and character with the existing dwelling and neighbouring properties, contrary to Policies BE1 and H8 of the Unitary Development Plan.

The proposed side dormer windows would give rise to an unacceptable degree of overlooking and loss of privacy and amenity to the occupiers of Nos. 32 and 36 Beechwood Avenue, thus contrary to Policies BE1 and H8 of the Unitary Development Plan.

The proposal, by reason of its first floor rearward projection, would have a seriously overbearing impact on No. 32 Beechwood Avenue, contrary to Policy H8 of the Unitary Development Plan."

A subsequent appeal was dismissed, the Planning Inspector reaffirming the Council's concerns.

Most recently, under ref. 13/03030, an application for a Lawful Development Certificate in respect of two side dormers was refused on the basis that exceeded the volume of roof extension permissible under permitted development; and in the absence of information to show that its windows would be suitably obscured.

## **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 extension is considered to be modest in scale and not harmful to the character of the host dwelling. From a neighbouring amenity perspective it is not considered that the extension appears overbearing or adversely affects visual amenity.

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. 95/01513, 13/00259, 13/02601 and 13/03030, excluding exempt information.

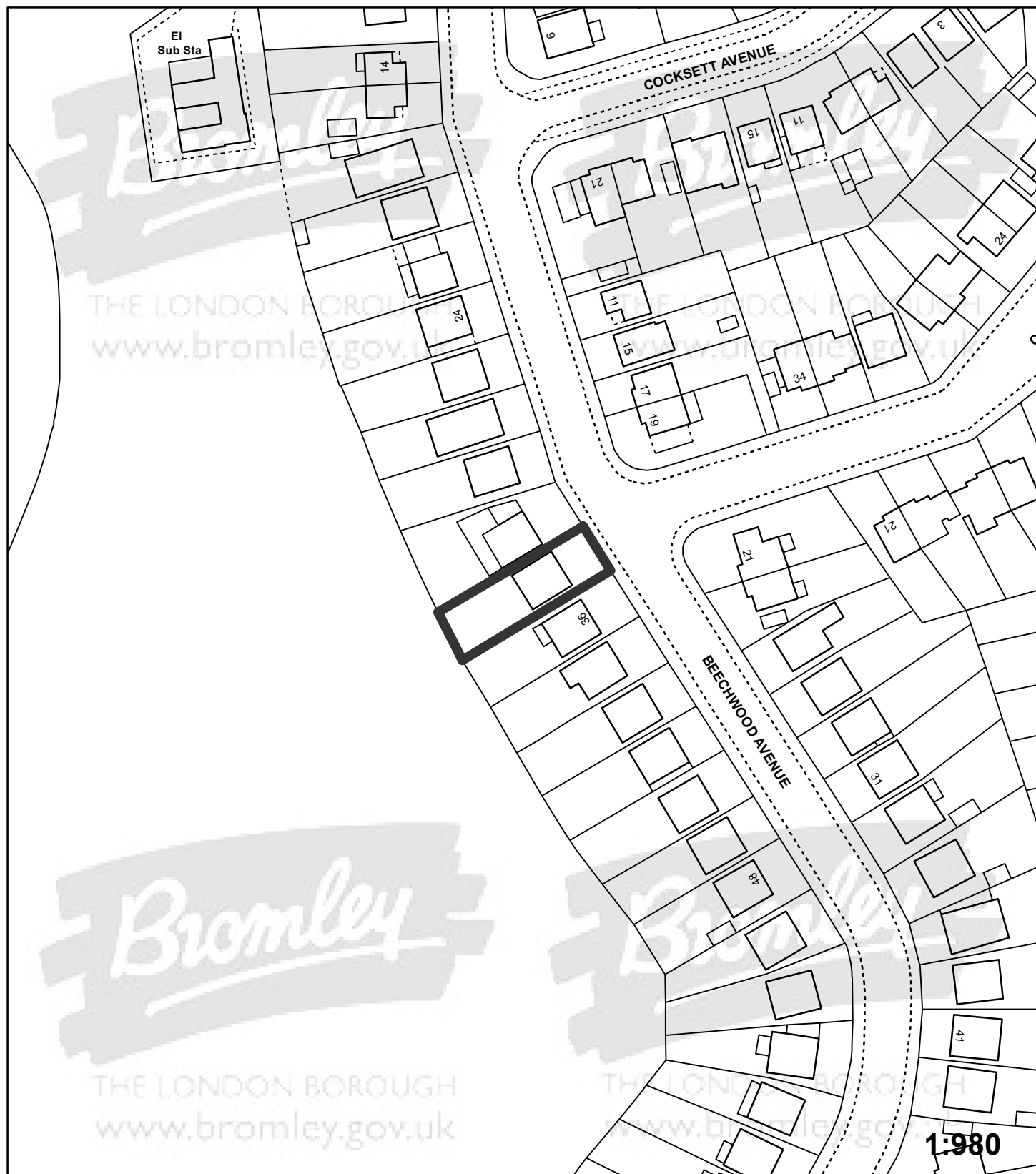
**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

**Application:**13/02601/FULL6

**Address:** 34 Beechwood Avenue Orpington BR6 7EY

**Proposal:** Single storey rear extension  
RETROSPECTIVE APPLICATION



"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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