

SECTION '2' – Applications meriting special consideration

**Application No :** 13/03066/FULL6

**Ward:**  
**Chelsfield And Pratts  
Bottom**

**Address :** 80 Ridgeway Crescent Orpington BR6  
9QP

**OS Grid Ref:** E: 545275 N: 165117

**Applicant :** Mr Anthony Buss

**Objections : NO**

**Description of Development:**

Part one/two storey front, side and rear extension  
(Revision to permission ref. 09/03388 to incorporate minimum 0.8m separation to north-west boundary) RETROSPECTIVE APPLICATION

Key designations:

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

**Proposal**

The Council granted planning permission (under ref. 09/03388) for an extension to the side and rear of the host dwelling in March 2010. At the side the extension would be two storeys in height, maintaining a minimum 1 metre separation to the NW flank boundary (with the side space separation increasing further at the rear). The rear part of the extension would project approximately 3.2m at two storey height beyond the rear building line of the original dwelling with a 1.5m separation maintained to the adjoining semi at No. 78 at first floor level. The dwelling would project a further 3.0m at ground floor level beyond the two storey element along its northern side.

In June 2013, the Council became aware that the completed extension, which was substantially complete, did not accord with the application permitted under ref. 09/03388, on the basis that the boundary line illustrated in the 2009 application was incorrect (that it is, in fact, tapered rather than straight) and that, as a result, the side space separation between the front part of the two storey side element and the flank boundary was reduced to 0.8m, and that the initial 3.4m of the extension (closest to the frontage) maintained a separation of less than 1 metre. Beyond that point, the extension maintained a wider separation to the flank

boundary which increased to 1.0 metres. In other aspects the extension accords with the approved plans.

### **Location**

The application dwelling forms one half of a pair of two storey semi-detached houses fronting the eastern side of Ridgeway Crescent. The surrounding area is residential in character.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations had been received at the time of writing.

### **Comments from Consultees**

No technical Highways objections raised.

### **Planning Considerations**

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration.

With regard to Policy H9, this states that when considering applications for new residential development, including extensions, the Council will normally require for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building.

### **Planning History**

Under ref. 09/03388, planning permission was granted for a part one/two storey front, side and rear extension. The works have been completed.

### **Conclusions**

The main issues relating to the application are the effect that it has on the character of the area, with specific regard to the degree of side space separation.

As Members will note the extension was agreed in principle, subject to the provision of a 1 metre side space separation to the flank boundary. Whilst it is evident that the extension maintains a narrower separation along its frontage than 1 metre, it is considered that there are mitigating factors to support the grant of retrospective approval. These include the tapered NW boundary line which results in a substantially greater separation between the rear part of the extension and the flank boundary; the difference in ground level between Nos. 80 and 82 meaning that a terracing effect is unlikely to result; and the existing configuration of No. 82 whose southern part is single storey in height. Accordingly, it is considered that the proposal can be supported, albeit as an exception to Policy H9 of the UDP.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/03388 and 13/03066, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

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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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