

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

Application No : 13/02230/FULL1

Ward:
**Bromley Common And
Keston**

Address : Furzefield Holwood Park Avenue
Orpington BR6 8NQ

OS Grid Ref: E: 542913 N: 164992

Applicant : Philip Challinor

Objections : NO

Description of Development:

Two storey side and rear extension, first floor rear extension over existing garage to create granny annexe. Single storey rear extension for conservatory, porch and creation of basement.

Key designations:

Conservation Area: Keston Park
Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding

Proposal

The proposal is for: a two storey side and rear extension; first floor rear extension over existing garage to create granny annexe; single storey rear extension for conservatory; porch; and the creation of a basement.

The two storey element of the proposal has been designed to replicate the existing gable end feature that is located at one end of the property. This will create a symmetrical frontage to the property that will also enable the existing entrance to be relocated to the centre of the building. The two storey element will extend beyond the original flank elevation of the property by approx. 6.6m and replicate the depth of the existing dwelling. The existing single storey extension will be demolished to facilitate this extension.

A further two storey element is proposed that will join the existing dwelling to the existing garage and outhouse. A first floor extension is proposed over the existing garage and outhouse. The purpose of this element of the proposal is to create a granny annexe that will be used by the current owner. The granny annexe will

provide self-contained accommodation but will not be severed from the main dwelling.

A single storey conservatory with a floor area of 5.5m by 4m is proposed to the rear of the existing dwelling.

A new basement with a floor area of 8m x 8m is also proposed that will provide a multi-purpose gym/playroom.

A 1.8m high noise attenuating bund is also proposed along the boundary of the property with Croydon Road.

Location

The site is located on the West side of Holwood Park Avenue at the junction of Holwood Park Avenue with Croydon Road. The site was originally the show home for Keston Park and is located within the Keston Park Conservation Area.

Comments from Local Residents

One letter has been received from a local resident. This requests that construction works are carried out between 9am and 6pm on weekdays and that no work is carried out at weekends or on Bank Holidays so that they are able to enjoy their garden without significant disruptions at other times. The letter also requests that any demolition works or works creating dust are carefully managed as the occupiers suffer from asthma and allergies.

Comments from Consultees

Heritage and Design - HUD has raised no objections to this proposal.

APCA - The application was not called in for consideration by APCA

Trees - No significant trees will be affected as part of this proposal.

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
H9 Sidespace
BE11 Conservation Areas

Planning History

Planning permission (ref. 88/00788) was granted for a 7ft high boundary fence in April 1988.

Planning permission (ref. 95/01576) was granted for a detached 5 bedroom house with an attached double garage in August 1998.

Planning permission (ref. 96/00369) was granted for a single storey rear extension in April 1996.

Planning permission (ref.11/01936) was granted for acoustic fencing on the existing boundary wall fronting Croydon Road and between Furzefield and Holwood Park Avenue in September 2011.

Conclusions

The proposal will result in a substantial addition to this large detached property. However, the property occupies a large plot and there is approx. 6m separation between the flank elevation of the two storey side extension and the boundary with the adjoining property. As a result of the significant separation between the dwellings the proposal is not considered likely to result in any unacceptable impacts on the amenities of the adjoining property.

The design of the proposal is considered to be in keeping with the design of the host dwelling and will not have any adverse impact on the streetscene or the Conservation Area. Heritage and Design has raised no objections to the proposals.

The other built elements of the proposal including the two storey rear extension, first floor rear extension and conservatory are all considered to be sensitively sited and will not be detrimental to the Conservation Area, the streetscene or the amenities of the surrounding residential properties.

The rear element of the proposal comprises of a granny annexe created in the position of the existing double garage. This will provide self-contained accommodation and the application material confirms that the unit will be for the use of the current occupier and that it will not be severed to form a separate unit. It is considered that due to the size of the plot and level of separation between Furzefield and the adjoining property a granny annexe can be accommodated on the site without any detriment to the residential amenities of the occupiers of the surrounding properties. A replacement double garage is also included as part of the proposals.

In summary, the design of the proposal is considered to be in keeping with the host property and the character of the wider Conservation Area. The property occupies a substantial plot and the level of separation between Furzefield and the adjoining property is such that no unacceptable impacts on residential amenity are likely as a result of this proposal.

The proposal is considered to comply with all relevant policies as identified above and is therefore recommended for permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02230, excluding exempt information.

as amended by documents received on 22.10.2013

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 ACI07 Restrict to members of household (1 in) at Furzefield,
 Holwood Park Avenue
 ACI07R Reason I07
- 4 ACK01 Compliance with submitted plan
 ACC04R Reason C04

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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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