

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

Application No : 13/03442/FULL6

Ward:
Petts Wood And Knoll

Address : 37 Petts Wood Road Petts Wood
Orpington BR5 1JT

OS Grid Ref: E: 545299 N: 167805

Applicant : Mr J Sanchez

Objections : NO

Description of Development:

Part one/two storey side and rear extension and front elevational alterations

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads
Open Space Deficiency

Proposal

- The proposal comprises of a ground floor side/rear 'wrap-around' extension with a first floor side/rear 'wrap-around' towards the rear of the property.
- The ground floor extension would extend the full length of the eastern elevation of the existing building, replacing an existing attached garage. It would abut the eastern flank boundary of the property. To the rear it would replace an existing 'lean-to' style conservatory and would extend back between ~ 3.2 and 4.1m as scaled from the staggered building line of the existing house.
- The first floor side extension would be set back from the front of the building, behind an existing sideways projection. At the rear it would extend a maximum of approximately 4.1m and a minimum of 3.25m as scaled from the staggered rear building line.

Location

The application site comprises of a two storey detached dwellinghouse located within the Petts Wood Area of Special Residential Character (ASRC).

Comments from Local Residents

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

Comments from Consultees

The Council's Highways Development Engineer has raised no objections to the 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 Side Space
- H10 Areas of Special Residential Character
- T18 Road Safety

Planning History

There is no relevant planning history.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Area of Special Residential Character (ASRC) and the impact that it would have on the amenities of the occupants of surrounding residential properties.

In terms of visual impact, the proposed ground floor side extension would be set further forward than the existing garage but, given its scale, is unlikely to have a significant impact on the street scene. The first floor side extension would be set well-back from the front building line of the house, behind the existing façade of the property. While it is technically in breach of the Council's side space policy (H9) given that the ground floor extension abuts the boundary of the site, not retaining a 1m side space, considering its positioning within the existing building lines of the first floor, the spatial standards of the area would be preserved. Overall, the impact of the proposal on the visual amenities and character of the ASRC is therefore considered acceptable.

In terms of scale and form, the rearward projection proposed at both ground and first floors is considered fairly modest on this detached property and the proposed roofs would be hipped and subservient in height to the main roof. The ground floor extension adjacent to the boundary with No.39 (to the west) would measure approximately 3.8m high and as it is replacing an existing structure would be unlikely to have a significant effect on the amenities of the occupiers of the neighbouring property.

With regard to the impact on the occupiers of No.35, to the east of the site, the first floor side extension would only measure 1.2m (approx.) in width, leaving substantial separation between the extension and the flank wall of No.35. As such the side/rear extension is considered unlikely to detrimentally impact on the outlook or lighting to No.35 to an extent which would warrant refusal of the application.

From a Highways perspective, with regard to the proposed garage, the garage would measure in excess of 6m in length and as there is other parking on the frontage it is considered acceptable in terms of parking and road safety.

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 visual amenities of the Area of Special Residential Character.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03442, 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 ACI17 No additional windows (2 inserts) flank extension
 ACI17R I17 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1, H8 and H10 of the Unitary Development Plan and in the interest of the appearance of the building and 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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