

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

**Application No :** 13/02288/FULL6

**Ward:**  
**Cray Valley East**

**Address :** 6 Cambray Road Orpington BR6 0EE

**OS Grid Ref:** E: 545943 N: 166892

**Applicant :** Mr And Mrs Soar

**Objections :** YES

**Description of Development:**

Single storey front/side and first floor rear extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Proposal**

It is proposed to add a single storey front/side extension for use as a study and utility room to the southern side of this dwelling which would be set back slightly from the southern flank boundary with No.4, and would project forward in line with the existing front bay window to the lounge. It would have a pitched roof with an eaves level of 2.5m and a height to the roof apex of 3.9m.

It is also proposed to add a first floor rear extension over the existing kitchen/dining room (granted in 1997 under ref. 97/00703) which would project 3m to the rear, and would have a pitched roof to match the existing. A higher pitched roof would also be constructed over the existing first floor side extension adjacent to No.4 which was granted permission in 2005 (under ref. 05/02516), and again would match the existing roof.

**Location**

This two storey detached property is located on the eastern side of Cambray Road, and backs onto the rear garden of No.11 Nursery Close. The site is bounded to the south by a detached two storey dwelling at No.4 which was built about 10 years ago, and to the north by a detached bungalow at No.8.

Cambray Road rises up towards the south therefore No.4 is set at a slightly higher level, whilst the bungalow at No.8 is slightly lower.

## **Comments from Local Residents**

Letters of objection have been received from nearby residents whose main concerns are summarised as follows:

- inadequate side space between first floor extension and side boundary with No.4, thereby contrary to side space policy
- loss of light through side kitchen door at No.4 resulting from first floor extension - already reduced due to first floor extension previously granted
- adverse visual impact when standing on the side decking at No.4
- proposed side door in existing flank wall of dwelling would result in loss of privacy to No.4 (planning permission is not required for this)
- overdominant impact on bungalow at No.8, exacerbated by difference in levels
- reduction in gap between dwellings
- loss of greenery
- loss of light to No.8.

## **Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies:

H8 Residential Extensions  
H9 Side Space  
BE1 Design of New Development

## **Planning History**

Permission was granted in 1997 (ref. 97/00703) for a single storey rear extension.

Permission was granted in 2005 (ref. 05/02516) for single storey and first floor side extensions. Only the first floor side extension has been built, however, permission for the single storey side extension remains valid.

An application for the change of use of the property to a day nursery (Class D1) is currently under consideration under ref.13/02709.

## **Conclusions**

The main issues in this case are the impact of the proposed extensions on the character and spatial standards of the surrounding area, and on the amenities of neighbouring properties.

The proposed single storey front/side extension is similar to the extension granted under ref. 05/02516 (which is still extant) but would extend approximately 0.5m closer to the side boundary with No.4, and would have a higher sloping roof design (rather than a monopitch roof). The extension would sit to the north of No.4, and would be at a lower level than the adjoining property. It is not, therefore, considered to have a detrimental impact on the character and appearance of the surrounding area nor on the amenities of the neighbouring property.

The proposed first floor rear extension would be located behind the existing first floor rear extension which was granted permission under ref. 05/02516 with a requirement that it be set back 1m from the side boundary. Although there is some dispute as to whether the existing or proposed first floor extensions would achieve a 1m separation from the side boundary (the applicant states that there is a 1.1m separation), the proposed extension currently under consideration would not project any further to the side of the existing extension, and would not, therefore, have any additional visual impact on the character and spatial standards of the surrounding area. The addition of a higher pitched roof over the existing and proposed extensions would blend with the main roof, and would not appear bulky nor overdominant within the street scene.

With regard to the impact of the first floor rear extension on the amenities of neighbouring properties, the adjacent dwelling at No.4 currently extends further to the rear at two storey level than No.6, and has a high level of tree and shrub screening along the boundary. The extension may result in some loss of daylight to side kitchen doors at No.4, but this room also has a rear-facing window, therefore, the impact is not considered sufficient to warrant a refusal of planning permission.

The adjacent bungalow at No.8 is set at a lower level than No.6, and although the proposed first floor extension would extend across the full width of the dwelling, it would be set back approximately 3m from the side boundary with No.8, and the rearward projection is not considered to be excessive.

The proposals are not, therefore, considered to have a detrimental impact on the character and spatial standards of the area or on the amenities of neighbouring properties.

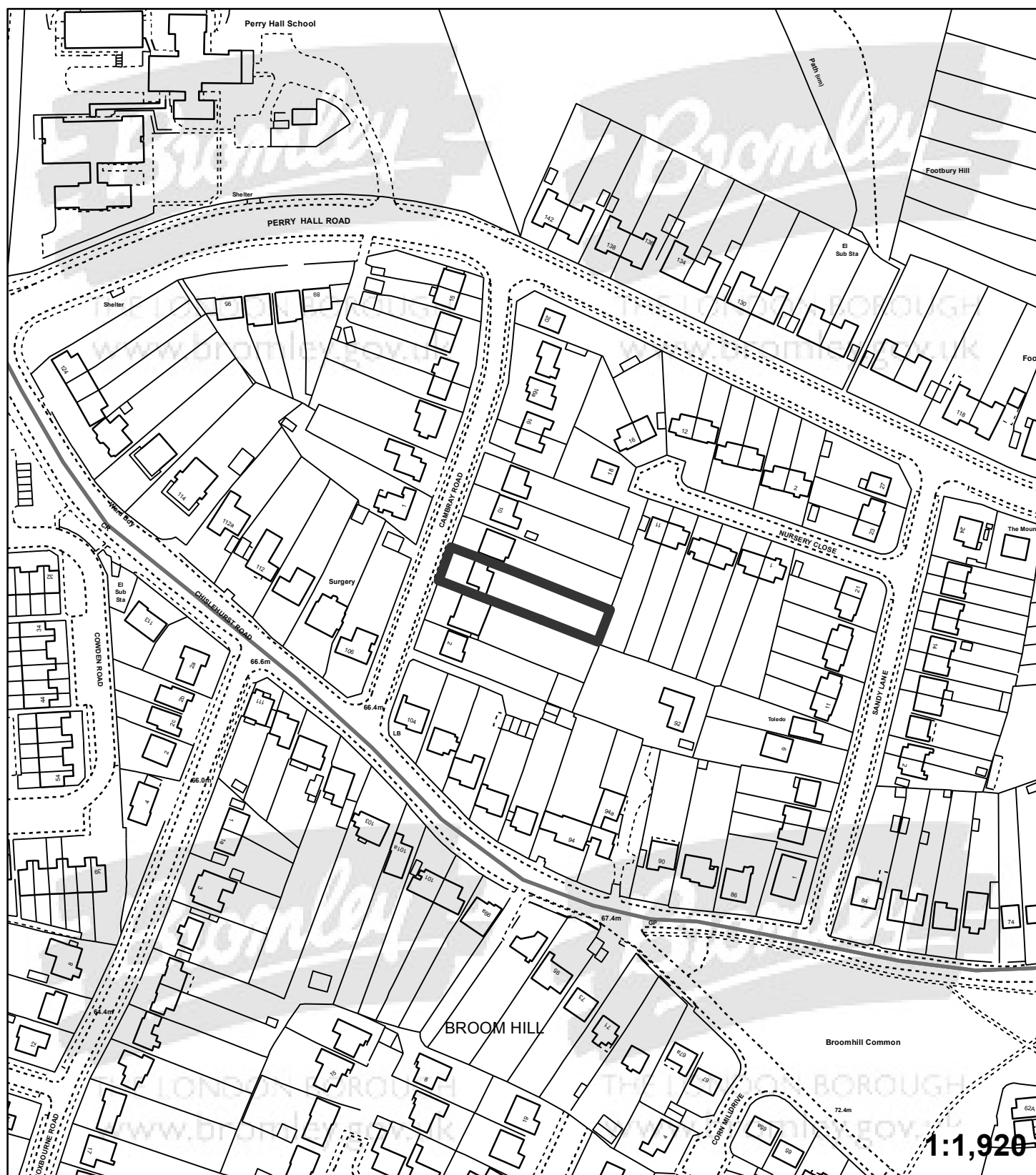
Background papers referred to during production of this report comprise all correspondence on files refs. 97/00703, 05/02516, 13/02288 and 13/02709, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC07  | Materials as set out in application      |
|   | ACC07R | Reason C07                               |
| 3 | ACI13  | No windows (2 inserts) flank extensions  |
|   | ACI13R | I13 reason (1 insert) BE1                |
| 4 | ACK01  | Compliance with submitted plan           |
|   | ACK05R | K05 reason                               |

**Proposal:** Single storey front/side and first floor rear extension



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