

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

Application No : 13/03090/FULL6

Ward:
Petts Wood And Knoll

Address : 3 St Francis Close Petts Wood
Orpington BR5 1QF

OS Grid Ref: E: 545317 N: 167216

Applicant : Mr Vallins And Mr Crowe

Objections : YES

Description of Development:

Single storey rear extensions to Nos. 3 and 5 St Francis Close

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

This application was deferred by the Planning Sub-Committee which convened on 14th November in order to consider withdrawal of permitted development rights in respect of the application site. The previous report is repeated below, with amendments added where necessary.

This is a joint application. The rear extension will project 5.5m beyond No. 3 and 3.5m beyond No. 5. It will incorporate a wooden frame.

In an email to the Council sent on 12th November the Agent confirmed that no decking will be added to the rear of the extension at No. 3.

Location

The application properties form one pair of two-storey semi-detached houses fronting the SE side of St Francis Close.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- decking at application site is too high resulting in overlooking
- proposal will lead to further overlooking
- property at No. 3 already has a large extension and this will lead to overlooking
- concerns about impact on drainage
- extension is of excessive depth

Concerns were initially expressed by the residents at No. 5 who said that they were happy with the principle of the extensions, but not at the extent of the rearward projection of the extension at No. 3. However, since that time these objections have been withdrawn, on the basis that the extension at No. 3 will be adequately screened from the side of No. 5.

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. 13/00952, a 5.5m deep single storey extension proposed to the rear of No. 3 was refused on the following ground:

"The proposal, by reason of its excessive depth, bulk and proximity to the boundary, will adversely affect the amenities of No.5, by reason of its overbearing appearance and loss of light and prospect, thereby contrary to Policy BE1 of the Unitary Development Plan."

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.

In comparison to the application refused under ref. 13/00952, whilst the depth to the rear of No. 3 has not been revised, this proposal now encompasses the adjoining semi at No. 5 which will be extended by 3.5m at the rear. The two adjoining extensions will be of similar design. The ground of refusal in respect of that previous refusal related to the impact on No. 5, and given the nature of this proposal, the projection beyond that neighbouring property will be reduced to 2m (taking into consideration the extension now proposed to the rear of No. 5). Planning permission will be subject to a condition to ensure that the two extensions are built and completed concurrently.

In regard to the amenity of other surrounding properties it is considered that an adequate separation will be maintained between the extensions and neighbouring houses. No additional decking is shown to be included as part of this proposal.

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. 13/00952 and 13/03090, 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 The extensions hereby permitted at Nos. 3 and 5 St. Francis Close shall only be constructed and completed concurrently.

Reason: In the interest of neighbouring amenity and to comply with Policies H8 and BE1 of the Unitary Development Plan.

- 4 ACK01 Compliance with submitted plan
 ACC03R Reason C03

Application:13/03090/FULL6

Address: 3 St Francis Close Petts Wood Orpington BR5 1QF

Proposal: Single storey rear extensions to Nos. 3 and 5 St Francis Close



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.