

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

Application No : 13/03509/FULL6

Ward:
Petts Wood And Knoll

Address : 3A Lucerne Road Orpington BR6 0EP

OS Grid Ref: E: 545897 N: 166344

Applicant : Mr C Davies

Objections : YES

Description of Development:

Conversion of garage to habitable room and elevational alterations

Key designations:

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

Proposal

Permission is sought for the conversion of the existing garage to a habitable room and elevational alterations consisting of the replacement of the garage door with a wall and window.

Location

The application site is located to the eastern edge of Lucerne Road just north of the junction with Oatfield Road and features a two storey detached dwelling. The property benefits from an in/out driveway to Oatfield Road

Comments from Local Residents

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

- the loss of the garage would result in increased on-street parking pressure
- no other property in the road has had such a conversion and it would be out of character

Comments from Consultees

Highways were consulted and have raised no objection on the basis that the drive has capacity for at least three cars.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development
T3 Parking

Supplementary Planning Guidance 1 and 2

The National Planning Policy Framework, with which the above policies are considered to be in accordance.

Planning History

Application ref. 88/04523 was granted permission for a first floor side extension. Application ref. 97/0260 was refused permission for a single storey rear extension with a detached garage, while application ref. 98/00193 was refused permission for a single storey rear extension.

Application ref. 04/04058 was granted permission for a single storey and first floor side extensions. This did not include a garage.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, parking provision and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The highway features parking controls for much of the day - 8am to 6.30pm Monday to Saturday - and as such on-street parking is largely unavailable. The single garage proposed to be converted is accessed via an in and out drive that accommodates at least three cars and it is not considered that the loss of the garage would result in an on-street parking issue. As such the proposal complies with Policy T3.

The elevational changes would feature a window of the same dimensions as presently in place elsewhere and materials to match the existing dwelling. This is considered acceptable and complies with Policy BE1

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 or harm off or on-street parking provision.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03509, 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 ACK01 Compliance with submitted plan
 ACC01R Reason C01

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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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