

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

Application No : 13/03698/FULL6

Ward:
**Chelsfield And Pratts
Bottom**

Address : 16 Spring Gardens Orpington BR6 6HJ

OS Grid Ref: E: 546701 N: 163964

Applicant : Mr And Mrs Reade

Objections : NO

Description of Development:

Single storey side and rear extension and enlargement of roof incorporating rear dormer to form habitable accommodation at first floor level

Key designations:

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

Proposal

The proposal comprises the following elements:

- ground floor side and rear extensions: the side element will project to within 0.93m of the western flank boundary; the rear element will project 3.6m in depth and partially replace an existing single storey rear projection
- the roof will be altered and enlarged and incorporate a larger front gable which will be of similar design to that at the adjoining semi at No 14. It will incorporate a rear dormer to enable additional accommodation at first floor level

Location

The application property is situated along the northern side of Spring Gardens within a road which contains a variety of one- and two-storey dwellings. The road is dominated by a central green which also adjoins The Meadway.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time of writing no representations have been received.

Comments from Consultees

Not applicable.

Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to safeguard the amenities of neighbouring properties; ensure a satisfactory standard of design which complements the qualities of the surrounding area; and the provision of a side space separation to the flank boundary in respect of two storey development.

Planning History

Under ref. 09/03328, planning permission was granted for a single storey side/rear extension, pitched roof over existing rear extension and front porch at the adjoining semi at No 14 Spring Gardens.

There is no relevant planning history concerning the application property itself.

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.

As noted above the adjoining semi at No. 14 has been extended, including at roof level. Unusually, that dwelling incorporates a large dormer which rises above main ridge line. In this case it is proposed to provide a similar arrangement at No 16 which will result in a greater degree of symmetry between the two houses. The external design indicated on the plans (including use of materials) would appear to match those used at No. 14. Accordingly, from a design perspective this scheme is considered acceptable.

Whilst a side space separation of slightly less than 1m is proposed in respect of the western side of the dwelling (dimensioned at 0.93m at the front part of the extension), given the overall design of the extended dwelling, which will maintain its bungalow appearance, it is not considered that spatial standards in the area will be compromised, or that there is any conflict with Policy H9.

With regard to neighbouring amenity it is noted that the adjoining semi at No. 14 has been extended at the rear, whilst the other neighbouring house at No. 18 (situated to the west) comprises a two storey house of conventional design. Given the layout of those houses and their relationship to No 16 it is not considered that neighbouring amenity will be adversely affected.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/03328 and 13/03698, 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 ACK01 Compliance with submitted plan
 ACC03R Reason C03

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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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