

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

Application No : 13/04151/FULL6

Ward:
Petts Wood And Knoll

Address : 44 Towncourt Crescent Petts Wood
Orpington BR5 1PQ

OS Grid Ref: E: 544535 N: 168019

Applicant : Mr Vikram Patel

Objections : YES

Description of Development:

Increased height of the first floor rear flat roof and side parapet wall
RETROSPECTIVE APPLICATION

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding
Urban Open Space

Proposal

Permission was granted in September 2012 for a single storey front/side extension, and a part one/two storey rear extension to this property under ref. 12/01455, and this has now been built. However, the extensions have not been built in accordance with the permitted plans in the following ways:

- the flat roofed part of the two storey rear extension extends upwards a further 0.5m so that it projects above the eaves level of the main roof
- the side parapet wall of the single storey side extension has been built up approximately 0.1m higher.

The current application has been submitted in order to retain the extensions as built.

Location

This semi-detached property is located on the south-eastern side of Towncourt Crescent and backs onto the recreation ground. It is located within Petts Wood Area of Special Residential Character.

Comments from Local Residents

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

- the extensions should have been built as permitted
- the design of the revised scheme detracts from the appearance of the building and the surrounding area
- loss of daylight and sunlight to No.42
- detrimental to Petts Wood ASRC
- rear-facing windows comprise a single pane of glass rather than being Georgian in character as approved.

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
H10 Areas of Special Residential Character

This application has been called in by a Ward Member.

Planning History

Permission was refused in April 2012 (ref. 12/00488) for a part one/two storey front/side and rear extension to the property on grounds relating to the detrimental impact on the character of Petts Wood Area of Special Residential Character and on the amenities of neighbouring properties.

A revised scheme was permitted in September 2012 under ref. 12/01455, and has now been built.

Conclusions

The main issues in this case are the impact of the revisions made to the permitted scheme on the character of Petts Wood Area of Special Residential Character, and on the amenities of the occupants of adjacent residential properties.

The increased height of the flat roof over the two storey rear extension does not conform with the uniform rear eaves level of these semi-detached dwellings, and the extension is visible from neighbouring properties, and from the recreation ground to the rear. However, it is not very visible within the street scene, and may not, on balance, be considered to detract from the appearance of the building nor

the character of the ASRC to warrant a refusal and subsequent enforcement action.

The design of the rear windows is considered acceptable, and the increase in the height of the side parapet wall of the single storey side extension is minimal, and is not, therefore, considered to detract from the appearance of the extensions.

With regard to the impact on neighbouring properties, the flat roof which has been raised by 0.5m is set 2.5m away from the boundary with No.42, and 3.7m from the boundary with No.46, and is not considered to unduly affect the outlook from these properties. The occupiers of No.42 have raised concerns about the loss of light to their side kitchen window, however, this is a secondary obscure glazed window, and is set approximately 5m away from the extended flat roof which lies to the north-east of the adjacent property. The extensions as built are not, therefore, considered to have a seriously detrimental impact on the amenities of nearby residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00488, 12/01455 and 13/04151, excluding exempt information.

RECOMMENDATION: PERMISSION

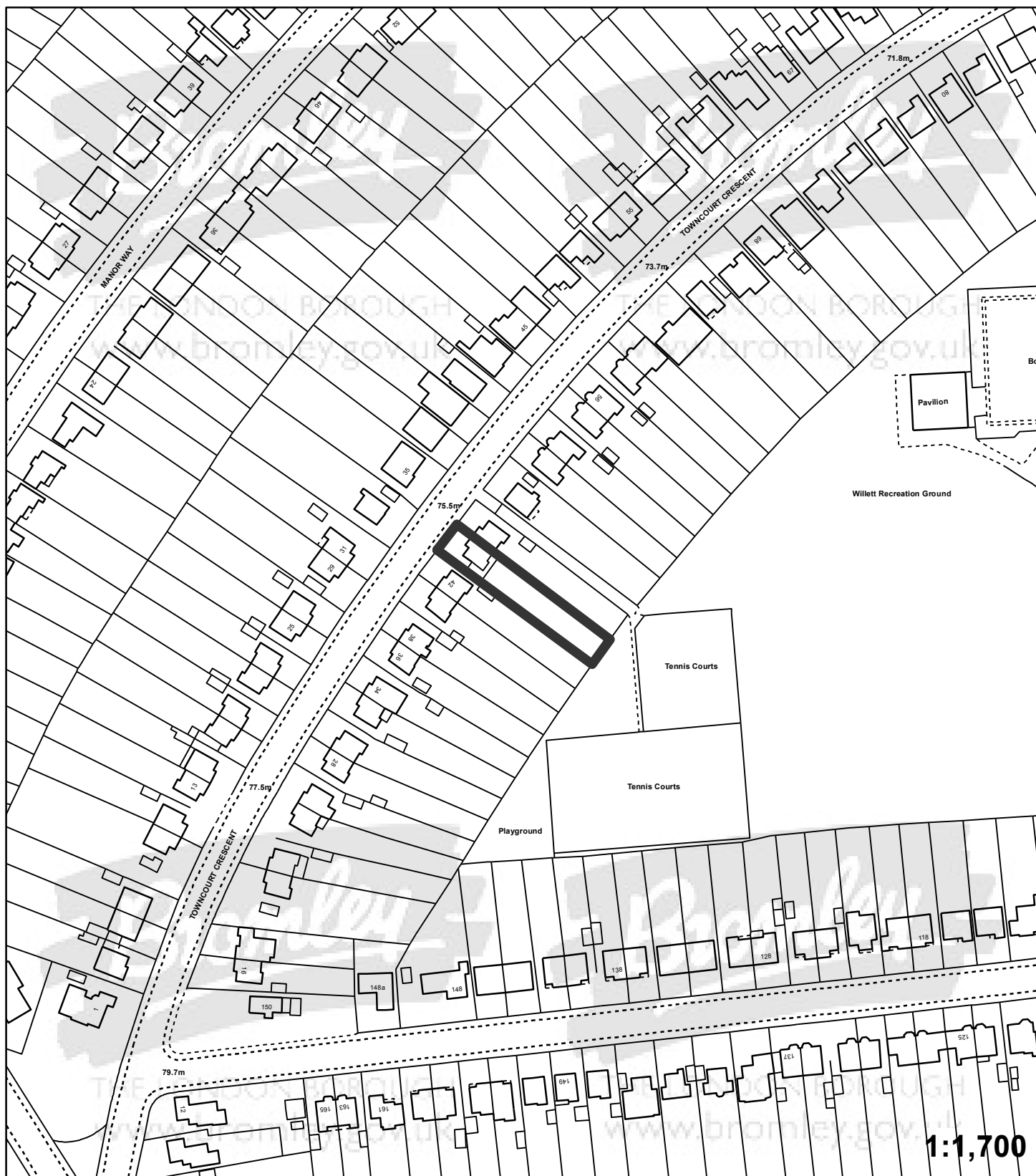
Subject to the following conditions:

Application:13/04151/FULL6

Address: 44 Towncourt Crescent Petts Wood Orpington BR5 1PQ

Proposal: Increased height of the first floor rear flat roof and side parapet wall

RETROSPECTIVE APPLICATION



"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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