

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

Application No : 13/04079/FULL6

Ward:
Petts Wood And Knoll

Address : 12 Great Thrift Petts Wood Orpington
BR5 1NG

OS Grid Ref: E: 544193 N: 168133

Applicant : Mrs Helen Russell

Objections : YES

Description of Development:

Part one/two storey side/rear extension, front dormer extension and elevational alterations to front

Key designations:

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

Proposal

Planning permission is sought for:

- a single storey rear extension projecting 3m to the rear
- a part one/two storey side extension
- a front dormer extension (set back 0.9m from the eaves)
- elevational alterations to the front

This application follows the refusal of a similar application under ref. 13/02391, which was refused at Plans-Sub Committee on 19th September 2013. The current application now only proposes the front dormer to be slightly set back from the front (by an additional 0.5m) with the rest of the scheme remaining as the previous application.

The Agent has submitted a statement to support the application which is summarised as follows:

- the current application follows the originally refused scheme (ref. 13/01415) which included 2 front dormers which was later dismissed at appeal. A subsequent application (ref. 13/02391) which removed one of the dormers

was refused at PSC this application addresses the comments made by the Planning Inspector

- the Inspector had no objection in principle to the scheme but had concerns about the 2 front dormers
- the current application removes the large front dormer and sets the smaller dormer attached to gable further back from the eaves to match Nos. 23 and 25

Location

This proposal is to a semi-detached property located on the eastern side of Great Thrift, Petts Wood, Orpington. The site also lies within the Petts Wood Area of Special Residential Character (ASRC).

Comments from Local Residents

Nearby neighbours were notified of the proposal. Six letters of objection were received and the responses received (including from the Petts Wood & District Residents' Association) are summarised as follows:

- overdevelopment
- unattractive design particularly with regard to the front elevation
- cramped form of development
- loss of open aspect and spaciousness
- front elevation no difference
- two storey development out of character
- unbalance symmetry with No,10
- outlook between 12 and 14 will be affected
- do not address previous concerns
- harmful upon the Area of Special Residential Character
- concerns about 3m single storey rear extension on No.10
- fourth bedroom will cut out light
- concerns about structure of rear walls - structural damage to properties
- flood in roof a few years ago

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

No consultations were made regarding the application.

Planning Considerations

The main policies relevant to this case are:

- H8 Residential Extensions
- BE1 Design of new development
- H10 Areas of Special Residential Character which relate to the design of residential extensions and development in general.

Planning History

Planning permission was refused under ref. 13/01415 for a single storey rear and part one/two storey side extension, two front dormer extensions and elevational alterations to front. The grounds of refusal were as follows:

"The proposal, introducing two dormers to the front roofslope, would be out of character with this Area of Special Residential Character and detrimental to the architectural integrity and symmetrical appearance of this pair of semi-detached houses."

This application was later dismissed at appeal (decision notice dated 3rd December 2013). The planning Inspector concluded that the two proposed dormers would cause unacceptable harm to the appearance of the existing building and detract from the character of the ASRC.

Planning permission was also refused under ref. 13/02391 for a similar application at Plans-Sub Committee on 19th September 2013 for the following reason:

"The proposal, by reason of its size and design, would be detrimental to the amenity of neighbouring residents and harmful to the character and appearance of the Petts Wood Area of Special Residential Character contrary to Policies BE1, H8 and H10 of the Unitary Development Plan."

Conclusions

The main issues to be considered in this case are the impact of the proposal on the amenities of adjoining neighbours, the impact of the extensions on the host building and wider street scene within the ASRC.

In respect of amenities, the proposed extension would project a maximum of 3m from the rear of the dwelling at single storey level. Members will note that the extension at No. 10 projects approximately 2m resulting in a 1m projection beyond this building line. It is noted that there have been concerns raised from adjoining residents and careful consideration must be given to the impact upon residential amenities. However, it is noted that the Planning Inspector did not feel that the extension would intrude unacceptably upon the outlook from the rear of No.10 and therefore Members may consider that, given the scale of the proposal, its siting and orientation, there will not be sufficient harm to the amenities of neighbouring residents to warrant refusal of planning permission in this case.

In terms of design, the first floor element of the extension would continue the existing roof ridge, with the proposed roof extension retaining the existing slope angle at the front. There is also a front dormer extension proposed adjacent to the existing front gable, which has now been set back in additional 0.5m from the eaves to provide a total of 0.9m. Given the Planning Inspector's concerns regarding the 2 previously proposed dormers and the decrease in the size of the front dormer previously refused under ref.13/02391, Members may consider that the current application addresses the previous grounds of concern.

It is noted that there are other examples of front dormers permitted along the road, notably recent planning permissions granted at No.s 23 and 25, although the other roof enlargements do vary from that proposed in this case. Although the property is located within an Area of Special Residential Character, it is not considered that the proposed extension would have a detrimental impact upon the character of the area given its scale and design.

Background papers referred to during production of this report comprise all correspondence on the file ref. 13/04079, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

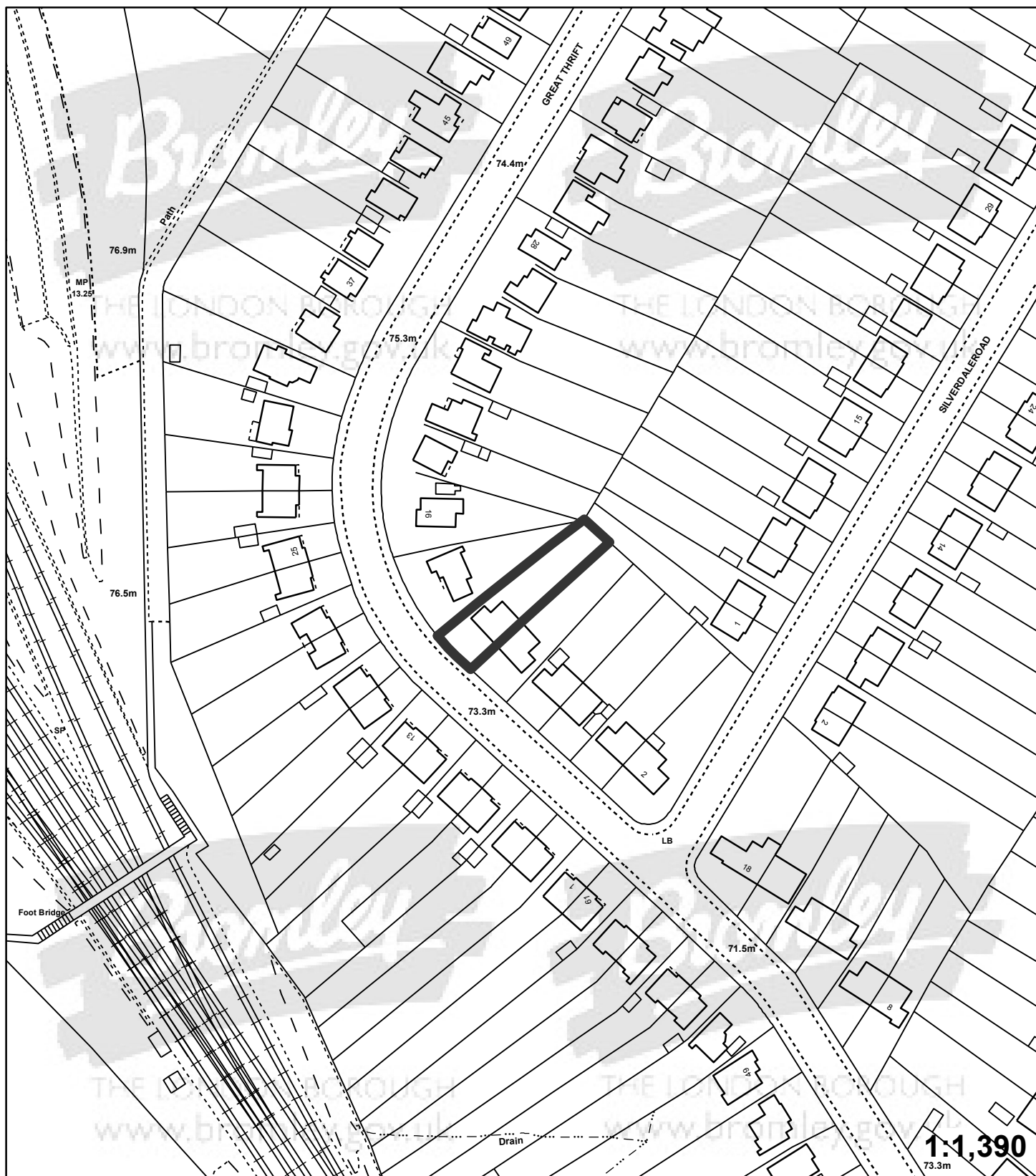
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI12 Obscure glazing (1 insert) in the first floor flank elevation of
 the extension
 ACI12R I12 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

Reason: In the interest of the visual and residential amenities of the area.

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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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