

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

Application No : 13/03912/FULL6

Ward:
Petts Wood And Knoll

Address : 51 Woodland Way Petts Wood
Orpington BR5 1NB

OS Grid Ref: E: 544248 N: 168029

Applicant : Mr Paul Barwick

Objections : YES

Description of Development:

Part one/two storey side/rear extension and elevational alterations

Key designations:

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

Proposal

Planning permission is sought for a part one/two storey side/rear extension and elevational alterations. The proposed two storey element would project 4.3m to the rear of the existing house maintaining a minimum of a 1m separation to the boundary with No. 53. The single storey element would replace an existing garage to the side, bringing the proposed extension behind the main wall of the lounge, maintaining a separation of 1.73m at the front and 0.2m at the rear to the boundary with No.49. The extension would provide a large kitchen/lounge area on the ground floor with two new bedrooms at first floor level.

Location

This proposal is to a detached property located on the western side of Woodland Way, 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. Comments were received and the responses received are summarised as follows:

- site plan seems to be derived from older o/s - does not show current outlines of neighbouring houses
- may not be accurate in respect of boundaries
- extension should not extend over the boundaries
- foundations within 3m will be in the scope of Party Wall Act
- loss of light to No.53 (house and patio)
- rear 4.3m projection will block sunlight from the east
- overlooking into rear garden
- loss of privacy
- concerns over Juliet balcony (now removed)
- does not comply with development control in ASRCs
- removal of garage would be out of character with other properties
- concerns about 2 surface water drainage channels recently failed to cope with volume of water
- concerns over flooding risk
- extension is excessive in size
- does not comply with UDP policies

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

Comments from Consultees

Highways - 1 parking space will be lost (garage) however still sufficient space for 2 parking spaces

Drainage - Further information has been submitted by the Applicant. The proposed extension is in a low laying area that will cause surface water displacement which may exacerbate flooding elsewhere. The Applicant is required to provide an on-site flood storage area to mitigate water flood risk.

Planning Considerations

The main policies relevant to this case are Policies H8 (Residential Extensions), BE1 (Design of new development) of the Unitary Development Plan), H9 Side Space and H10 (Areas of Special Residential Character) which relate to the design of residential extensions and development in general.

Planning History

There is no recent planning history at the site.

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 of adjacent neighbours, the proposed part one/two storey extension would project 4.3m to the rear of the property. It is noted that there have been concerns raised from adjoining residents and careful consideration must be given to the impact upon residential amenities. Members will note that the adjacent property at No.53 benefits from a two storey rear extension (granted under ref.01/03951) which results in the proposed extension not projecting significantly beyond the rear building line of this property. From looking at the approved plans at No.53, the two permitted side dormers were conditioned to be obscure glazed and the ground floor flank windows serve the kitchen and utility room. The adjacent property at No. 49 also projects further into the rear garden than No.51 at present. 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 main changes to the front elevation involves the removal of the existing single storey garage and the construction of a single storey side extension set further back towards the main dwellinghouse. It would appear that the existing garage is a later addition to the existing house and its removal is not considered to be detrimental to the appearance of the host building or wider streetscene. The proposed side extension is modest in size and has a pitched roof which is considered to be in character with the dwelling.

Concerns were raised regarding the potential flooding at the site given that there are existing surface water drains crossing the site. Having consulted the Environmental Agency and the Council's Drainage consultant, an adequate on-site flood storage area should be provided. This has been included in the list of conditions suggested to Members.

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

as amended by documents received on 21.01.2014

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 ACI17 No additional windows (2 inserts) first floor flank extension
 ACI17R I17 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan
 ACK05R K05 reason
- 5 Details of an on-site flood storage area to mitigate water flood risk shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on site, and shall be permanently retained thereafter in accordance with the approved details.

ADD02R Reason D02

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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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