

SECTION '2' – Applications meriting special consideration

Application No : 14/00249/FULL6

Ward:
Petts Wood And Knoll

Address : 4 Little Thrift Petts Wood Orpington
BR5 1NQ

OS Grid Ref: E: 544122 N: 168351

Applicant : Mr & Mrs Haythorpe

Objections : YES

Description of Development:

Two storey side/rear extension and increase in roof height to incorporate rear dormer and extension to existing garage roof

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

- The proposal seeks to provide a two storey extension to the side and rear of the dwelling and an increase in the height of the roof to provide roof accommodation. A rear dormer is proposed within the resulting roof and the existing side garage roof is proposed to be extended.
- The proposed extension will have a rear projection of 3.8m and a width of 10.2m. The extension will provide a 1.5m side space to the eastern flank boundary.
- The roof will be pitched with a total height of 7.9m, with the main roof of the house increased from 8.0m to 8.6m.
- The roof will include a small rear dormer and an enlarged false pitch will be provided to the front section of the existing side garage.

Location

The site lies on the southern side of Little Thrift and comprises a detached two storey dwelling. The area is comprised of similar large detached dwellings set in spacious plots. The area falls within the 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:

- overdevelopment of the site - excessive form of development and disproportionate side elevation
- spaces between buildings will be significantly reduced
- harmful impact on character of the Area of Special Residential Character
- impact on light and outlook to neighbouring windows, particularly side windows facing the site
- overlooking and loss of privacy - obscure glazing should be used to prevent overlooking
- measurements are missing from plans
- precedent for future similar development in the locality - design of the proposal is poor and out of keeping with the area.

Comments from Consultees

None.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
H10 Areas of Special Residential Character

The National Planning Policy Framework and the Council's adopted Supplementary Planning Guidance documents are also considerations.

Planning History

None.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Area of Special Residential Character (ASRC) and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The site lies within the Petts Wood Area of Special Residential Character (ASRC) where extensions will be expected to provide a greater than minimum side space to the flank boundaries of the site with regards to two storey residential development for the full height and depth of the extension. The proposed two storey extension will provide a 1.5m side space and this is considered to be sufficient. The result is that the extension would not appear cramped and would not

harm the spatial standards of the ASRC. The proposal would therefore be compliant with Policies H9 and H10 of the Unitary Development Plan.

The bulk and scale of the development would be significant, creating a dwelling that is significantly bigger than the existing. The dwelling would be extended by 3.8m to the rear and will provide a tall hipped roof that would be lower than the main dwelling, bearing in mind that the proposed house will be 0.6m taller than existing. The majority of the bulk will be to the rear and therefore out of view of the public areas of the ASRC, and on this basis it is considered that an extension would appear subservient from the public areas of the ASRC. The extension will be substantially set back from the building line and this is considered to reduce the visual impact on the ASRC.

The proposal will include the marginal increase in the overall height of the original roof. This is not considered to be harmful to the character of the area in general as it would not result in a dwelling that would be clearly taller than the surrounding dwellings according to the submitted elevational street scene drawing. Little Thrift is characterised by a variety of dwelling heights and therefore the relationship that the resulting dwelling will have with those around it is not considered harmful to local character.

The proposal provides a significant extension to the side and rear of the building and this will impact on the amenities of neighbouring properties. To the west, No. 4A is sited further back in its plot and therefore the extension would not extend significantly beyond the rear wall of this house. The rear windows would remain unaffected. The extension would have an impact on the flank windows of No. 4A. The first floor window serves a hallway rather than a bedroom and therefore the outlook from this window would be typical of a suburban area and is considered suitable as the dwellings are separated by at least two metres. The ground floor side window serves the kitchen, which leads into a dining area with a larger rear-facing window. This side window will lose morning sunlight however the relationship is not considered to be atypical. The kitchen and dining area windows combined provide multiple sources of light and outlook to the rooms and it is considered that although there will be an impact, this would not be significant enough to warrant a refusal.

To the east, the development will be sited adjacent to No. 3 which possesses ground floor flank windows. These currently have a limited outlook onto the flank wall of the garage and it is considered that this outlook will not be significantly altered, with the garage remaining in the same position and the existing utility room moved further from this side boundary. The extension will project beyond the rear wall of No. 3 at first floor level and therefore it will impact on outlook and light from the nearest first floor rear-facing window. The extension will be separated from this first floor window and therefore the impact is considered acceptable, with only an oblique view of the extension from this window and a possible late evening loss of sunlight. On balance it is considered that the impacts on the amenities of neighbouring properties would be acceptable in this instance.

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 would it impact detrimentally on the character of the Area of Special Residential Character. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/00249, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

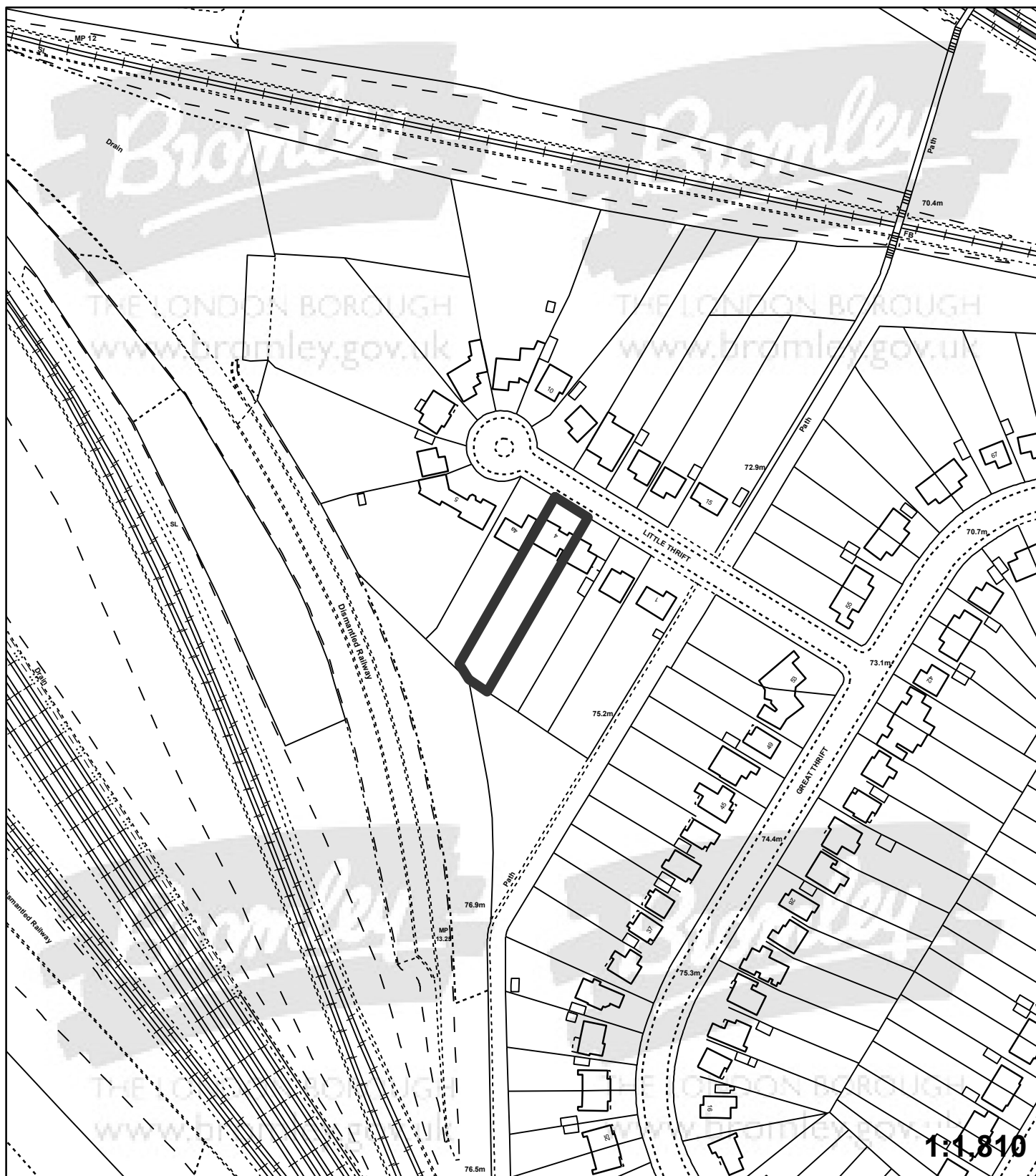
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACI10 Side space (1 insert) 1.5m eastern
 ACI10R Reason I10
- 4 ACI12 Obscure glazing (1 insert) in the first floor flank elevation
 ACI12R I12 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) flank extension
 ACI17R I17 reason (1 insert) BE1
- 6 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.

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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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