

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

Application No : 13/04244/FULL6

Ward:
Farnborough And Crofton

Address : 62 Oregon Square Orpington BR6 8BG

OS Grid Ref: E: 544833 N: 166099

Applicant : Mr & Mrs S. Gupta

Objections : YES

Description of Development:

Detached single storey outbuilding for temporary residential accommodation during refurbishment works to the main house and to be used thereafter for purposes ancillary to the residential use of the main house

Proposal

Permission is sought to erect a detached outbuilding at the far end of the garden which would be used for residential accommodation by the applicants during the period of construction of a recently permitted single storey side/rear extension (which is expected to be for a period of 7 months), and thereafter to be used for purposes ancillary to the residential use of the main house.

The flat roofed building would measure 9.5m x 3.5m in area, and would have a height of 2.7m. It would be set back 1m from the flank boundary with Eccleston Close.

Location

This semi-detached bungalow is located on the corner with Eccleston Close which is a small cul-de sac of 10 semi-detached bungalows. The site backs onto No.9 Eccleston Close which is set at a slightly higher level.

Consultations

Nearby owners/occupiers were notified of the application and representations were received from the occupier of 9 Eccleston Close which can be summarised as follows:

- proposed building would be much larger than the previous garage, and would extend closer to Eccleston Close
- proposals would not be in keeping with Eccleston Close
- proposals would appear as a one bedroom bungalow.

Comments from Consultees

Environmental Health raise no objections to the proposals.

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

Planning History

Permission was granted in September 2013 (ref.13/02628) to add a single storey side/rear extension to the property.

Conclusions

The main issues in this case are the effect that the proposed building would have on the character of the area and on the amenities of the occupants of surrounding residential properties.

The proposed building would project across the width of the rear garden extending up to 1m from the flank boundary, which would appear very visible in the street scene. However, the height extends to only 2.7m, and planning permission would not be required for a similar building of up to 2.5m in height in this location. Given that the land level is also slightly lower than the adjoining property at No.9 Eccleston Close, the proposals are not considered to unduly affect the amenities of the neighbouring property nor the character of the surrounding area.

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.

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
 ACK05R K05 reason
- 4 The building hereby permitted shall only be used for ancillary residential accommodation for the duration of the construction works to the main dwelling, and thereafter shall only be used for purposes incidental to the residential use of the main house and for no other purpose.
 ACI23R Reason I23R

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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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