

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 14/00427/FULL6

Ward:
Petts Wood And Knoll

Address : 37 Petts Wood Road Petts Wood
Orpington BR5 1JT

OS Grid Ref: E: 545299 N: 167805

Applicant : Mr John Sanchez

Objections : NO

Description of Development:

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

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads
Open Space Deficiency

Proposal

- The proposal comprises of a part one/two storey side and rear extension.
- The ground floor extension would replace the existing lean-to extension and will have a rear projection of 3.5m. The roof will be sloped with a height of 3.8m.
- The first floor extension would be set back from the front of the building, behind an existing sideways projection. At the rear it would extend a maximum of approximately 3.5m and would be separated from the flank boundary by 2.6m. the roof will be pitched with a height of 7.1m and will be lower than the main roof of the house.

Location

The application site comprises of a two storey detached dwellinghouse located within the Petts Wood Area of Special Residential Character (ASRC).

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

The Council's Highways Development Engineer has raised no objections to the proposal. The proposal does not affect the existing access or garage arrangements.

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
- H9 Side Space
- H10 Areas of Special Residential Character
- T18 Road Safety

Planning History

Planning permission was granted under ref. 13/03442 for a part one/two storey side and rear extension and front elevational alterations.

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 application differs from that previously granted under ref. 13/03442 in that it omits the ground floor side extension that was previously proposed to replace the existing side garage. The ground and first floor rear extension will project 3.5m to the rear, rather than 3.2m and a section of the previously proposed first floor side extension has been removed.

In terms of visual impact, the first floor side extension would be set well-back from the front building line of the house, behind the existing façade of the property. While it is technically in breach of the Council's side space policy (H9), as the ground floor section of the house abuts the boundary of the site, and retaining a 1m side space is therefore not retained, considering its positioning within the existing building lines of the first floor, the spatial standards of the area would be preserved. Overall, the impact of the proposal on the visual amenities and character of the ASRC is therefore considered acceptable and this view has been taken by Members when considering the previous application.

In terms of scale and form, the rearward projection proposed at both ground and first floors will be increased from 3.2m to 3.5m however this is considered to fall within acceptable levels for this detached property and the proposed roofs would be hipped and subservient in height to the main roof. The ground floor extension,

adjacent to the boundary with No.39 (to the west) would measure approximately 3.8m high and as it is replacing an existing structure would be unlikely to have a significant effect on the amenities of the occupiers of the neighbouring property.

With regard to the impact on the occupiers of No.35, to the east of the site, the first floor side extension would only measure 1.2m (approx.) in width, leaving substantial separation between the extension and the flank wall of No.35. This element is proposed to be smaller than that previously permitted. As such, the side/rear extension is considered unlikely to detrimentally impact on the outlook or light to No.35 to an extent which would warrant refusal of the application.

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 impact detrimentally on the visual amenities 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 files refs. 13/03442 and 14/00427, 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
 ACI12R I12 reason (1 insert) BE1
- 4 ACI17 No additional windows (2 inserts) flank development
 ACI17R I17 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and BE11 of the Unitary Development Plan and in the interest of the visual amenities of the Conservation 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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