

SECTION '2' – Applications meriting special consideration

Application No : 14/00758/FULL6

Ward:
Farnborough And Crofton

Address : 1 Brickfield Farm Gardens Orpington
BR6 7TE

OS Grid Ref: E: 544078 N: 164545

Applicant : Mrs Kate Waters

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

- The proposal seeks permission for a single storey rear extension that will project in depth by 3.02 metres, 3.7 metres in width, approximately 2.4 metres to the eaves and approximately 3.3 metres to the ridge.

- No windows are proposed in the eastern flank facing the adjoining property, and a set of French doors are proposed in the western flank elevation facing the corner of the site along State Farm Avenue.

Location

The application site is located on the corner of Brickfield Farm Gardens and State Farm Avenue, and hosts a two storey end of terrace property.

Consultations

Comments from Local Residents

No comments had been received from local residents at the time of writing the report. Any comments received will be reported verbally.

Comments from Consultees

No internal consultations were considered necessary.

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

There is no specific planning history related to the host dwelling itself other than the original planning approval for the construction of the property in 1983. Permission was granted under reference DC/83/01124 for the erection of 47 one and two bedroom terraced houses.

Permission development rights were removed under this original planning approval.

There is a current application also on the agenda for a two storey side extension, reference DC/14/00188.

Conclusions

Members may consider that the main issues relating to the application are the effect that the proposed rear extension would have on the amenities of the occupants of the neighbouring property and the character of the area.

The proposed rear extension will have a rearward projection of 3.02 metres, according to the submitted block plan drawing number 1022a/PL/06. Whilst Members will be aware this is very similar in depth to 'permitted development' tolerances, the properties on this estate had their permitted development rights withdrawn as part of their original planning permission when the development was granted under reference DC/83/01124.

The rear elevation of the application dwelling is north facing, therefore the orientation of the host dwelling and the adjoining property (Number 2) is favourable. However, the properties along this terrace have a staggered rear elevation and Number 3, to the east of the next door property, is sited further rearward than the application property and Number 2. If the current application were permitted, Members may agree that the rear extension at Number 1, and the existing and original staggered rear elevation of Number 3, would result in tunnelling to Number 2.

As such, Members will need to consider whether the rear extension in the manner proposed is acceptable on the basis that the rearward projection is similar to those allowable under 'permitted development' tolerances, notwithstanding that the property does not benefit from these rights, or whether the proposed extension and the layout of the terraced properties will result in tunnelling to the adjoining property Number 2, which would have a detrimental impact upon the outlook, prospect and natural light afforded to the ground floor rear window of Number 2 Brickfield Farm Gardens, and should therefore be refused.

Background papers referred to during production of this report comprise all correspondence on the file references DC/14/00758 and DC/14/00118 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

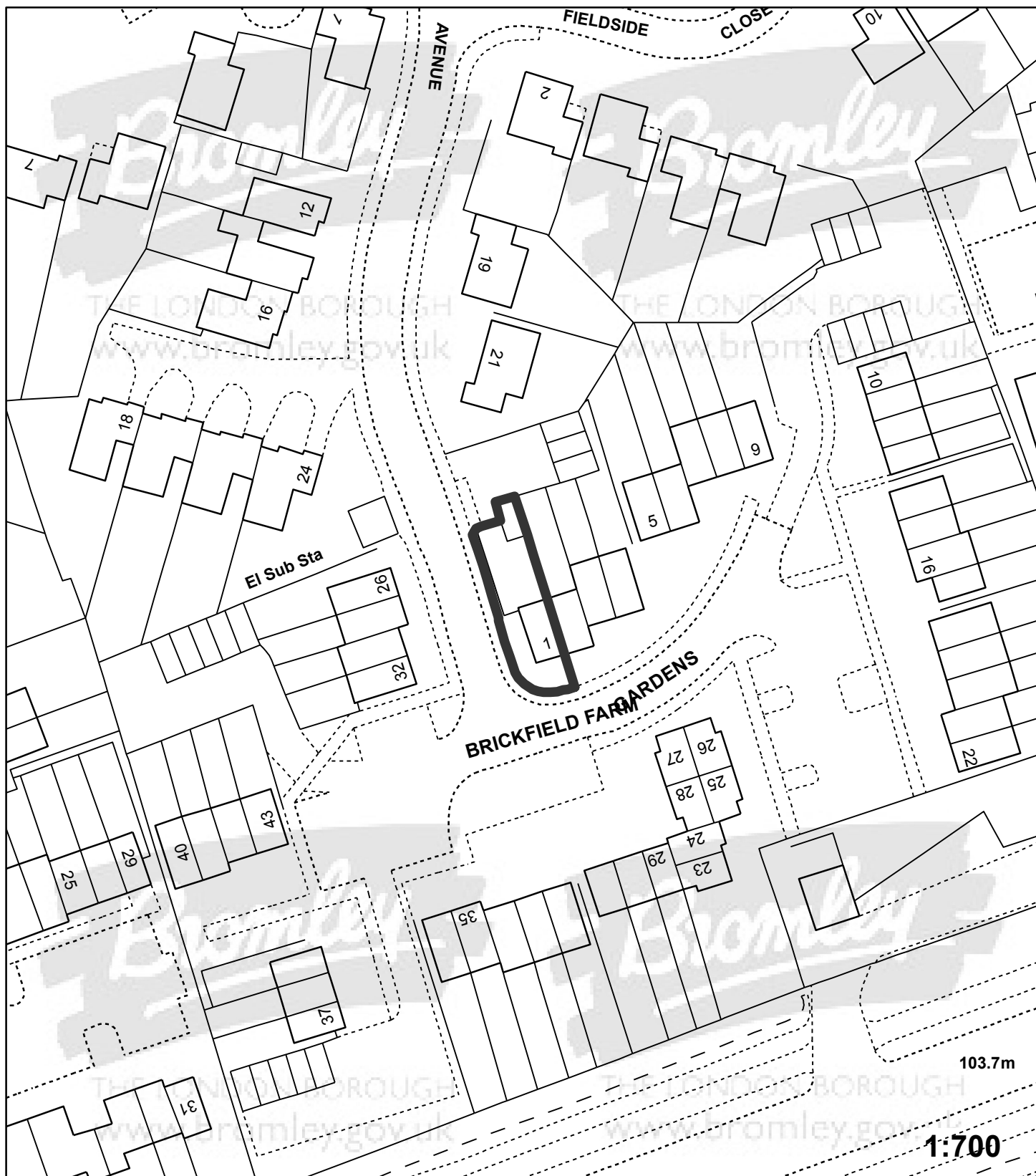
The reasons for refusal are:

Due to the staggered nature of the terraced properties, the proposed single storey rear extension would result in tunnelling and be seriously detrimental to the prospect and amenities enjoyed by the occupants of Number 2 Brickfield Farm Gardens by reason of visual impact and loss of light to the principal window in the ground floor rear elevation, contrary to Policies BE1 and H8 of the Unitary Development Plan.

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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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