

SECTION '2' – Applications meriting special consideration

Application No : 14/00151/FULL6

Ward:
Petts Wood And Knoll

Address : 70 Princes Avenue Petts Wood
Orpington BR5 1QS

OS Grid Ref: E: 545004 N: 167613

Applicant : Ms Verity Dane

Objections : YES

Description of Development:

Two storey side extension to include front porch and single storey rear extension

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
Open Space Deficiency

Proposal

Two storey side extension, single storey rear extension and front porch.

- The application seeks permission for a two storey front extension which will square off the existing footprint of the host dwellinghouse, and a single storey porch will be located to the front of this. The two storey extension will measure 3 metres in depth, with an additional 1.1 metre forward projection for the porch. The eaves and ridge will match the eaves and ridge of the host dwellinghouse, with the flank elevation being in line with that of the host dwellinghouse, 1.5 metres away from the property boundary shared with Number 68.

- The proposal also involves the introduction of a single storey rear extension. The rear elevation of the host dwelling at present has a staggered elevation, therefore the extension will project in depth by 5 metres from the original rear elevation along the eastern flank elevation with a separation to the boundary of 1.5 metres. When viewed from No.72 the extension will project by 3.6 metres beyond the existing rear elevation, although the extension is set in from the boundary of the property with No.72 by approximately 5.9 metres. There will also be an infill section located between the existing playroom and the main part of the proposed rear extension which will project in depth by approximately 1.3 metres.

- Some elevation alterations are also proposed, including a new window in the first floor western flank elevation, a new window in the rear elevation, and a new door and obscure glazed window in the ground floor eastern flank elevation.

Location

The application site is located on the northern side of Princes Avenue, close to the junction with Willett Way, and hosts a two storey detached dwellinghouse. The site is located within an 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:

- o Porch is shown beyond the building line which is not commensurate with the other houses in the road;
- o Concerns re loss of light to the rear due to the extension.

Comments from Consultees

No internal consultations were considered necessary for this application.

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

Planning History

There is no planning history at the site.

Conclusions

Members may consider that the main issues relating to the application are the effect that the development would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The proposed two storey front extension will square-off the host dwellinghouse and bring the front elevation all in line. The eaves and ridge of the roof over the extension will match and join up with the existing roof of the host dwelling. Members may therefore consider that this element will be in keeping with the host dwelling and will enhance the character of the dwelling. A separation of 1.5 metres will be retained between the flank elevation of the extension and the property boundary shared with Number 68, which will be in-line with the main flank elevation of the host dwelling and Members may agree is compliant with Policy H10 of the Unitary Development Plan relating to Areas of Special Residential Character.

The proposed porch will project forward beyond the front elevation of the two storey side extension by 1.1 metres, and beyond the existing bay window feature by 0.4 metres. Whilst concerns have been raised by the occupier of the adjacent property with regard to the porch being built forward of the existing building line, it is considered that there are a large number of porches further along the road and Members may agree that the introduction of the porch at Number 70 would not be out of keeping in the streetscene. The design of the porch will closely match other existing porches further along Princes Avenue, and as such the proposed projection of 0.4 metres forward from the existing bay window feature of the host dwelling may not be considered detrimental to the character of the host dwelling nor the Area of Special Residential Character that the site is located within.

The proposed single storey rear extension will project in depth by 5 metres along the eastern flank elevation, retaining a separation of 1.5 metres to the property boundary shared with Number 68, and a rearward projection of 3.6 metres along the western flank. Whilst it is accepted that 5 metres in depth is a large projection, there is a significant separation of 1.5 metres to the property boundary and the orientation of the host dwelling is such that the rear elevation of the host dwelling is north facing, therefore Members may consider that there will be no direct loss of light to the neighbouring property.

Having had regard to the above, Members may consider 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 character of the Area of Special Residential Character that the site is located within.

Background papers referred to during production of this report comprise all correspondence on the file reference 14/00151 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | |
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| 1ACA01 | Commencement of development within 3 yrs |
| ACA01R | A01 Reason 3 years |
| 2ACC04 | Matching materials |
| ACC04R | Reason C04 |
| 3ACK01 | Compliance with submitted plan |

ACC01R Reason C01
4ACI12 Obscure glazing (1 insert) in the first floor western flank
ACI12R I12 reason (1 insert) BE1 and H8