

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

Application No : 14/00583/FULL6

Ward:
Cray Valley East

Address : 20 East Drive, Orpington, BR5 2BZ

OS Grid Ref: E: 546603 N: 167460

Applicant : Mr Ish Buckingham

Objections : YES

Description of Development:

Part one/two storey side and rear extension

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

The proposal comprises of ground floor side and rear extensions, and a first floor side and rear extension which will, in part, form a cantilever to the side of the existing dwelling. The extension will be completed in a similar finish as the existing dwelling. The north-western corner of the first floor extension will be cantilevered and will extend to within 0.11m of the flank boundary.

The first floor cantilevered element of the proposal has a width of 1.1m and a depth of approximately 7.1m. This design will enable the external alley to be retained from the front of the property to the rear garden.

Location

The existing dwelling is situated at the end of a row of two storey semi-detached houses fronting the western side of East Drive. These houses are characterised by their distinct design which includes a cat-slide roof.

The site at No 20 is tapered along its northern boundary meaning that its width progressively reduces further towards the rear. Its northern boundary adjoins the rear gardens of Nos. 10 - 18A East Drive.

Comments from Local Residents

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

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area; to ensure adequate side space provision in the case of two storey development; and to safeguard the amenities of neighbouring properties.

Planning History

There is no relevant planning history relating to the application site.

Conclusions

The main issues relating to the application are the effect that it 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 proposed extension would maintain a similar design in relation to the host dwelling with a matching roof design at the front. This aspect of the proposal is considered favourably given the distinct cat-slide roof design which forms an important feature of the host dwelling and of the wider group of houses along this section of East Drive. This will also help to achieve a more satisfactory balance in regard to the adjoining semi at No 22.

Whilst the enlarged dwelling will maintain a generous separation to the northern boundary along its front section, this will progressively decrease toward the rear, given the tapered boundary line so that the overall separation between the first floor extension and the flank boundary will decrease to 0.11m. Although this conflicts with side space policy, which normally requires a clear 1 metre separation to be maintained in respect of two storey development, it is considered that the location of the dwelling at the end of this row of houses (which adjoins garden land along its northern side) and more generous side space provision toward the front will mean that the proposed extension will not appear prominent within the streetscene given the set-back of the first floor extension.

On balance, no objection is raised in regard to the impact of the proposal on residential amenity, in view of the orientation and separation between the extension and the adjoining semi (which has itself been extended at ground floor level adjacent to the party boundary). In respect of the dwellings situated to the north, given the separation between the properties, it is not considered that any substantial harm will arise.

Having regard to the above it is 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 character of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref 14/00583/FULL6 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1ACA01 Commencement of development within 3 years
- ACA01R A01 Reason 3 years
- 2ACC04 Matching materials
- ACC04R Reason C04
- 3ACI11 Obscure glazing/details of opening (1 in) along the first floor northern elevation
- ACI11R Reason I11 (1 insert) BE1
- 4ACK01 Compliance with submitted plan
- ACC03R Reason C03