

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

Application No : 14/01110/FULL6

Ward:
Orpington

Address : 95 Kynaston Road Orpington BR5 4JY

OS Grid Ref: E: 546983 N: 166500

Applicant : Miss Samaris Huntington-Thresher

Objections : NO

Description of Development:

Single storey rear extension

Proposal

Planning permission is sought for a single storey rear extension 3m in depth, with a height of 3.4m to ridge and 2.4m to eaves. Two velux windows are proposed on either side of the extension's pitched roof.

Location

The host property is a semi-detached single storey dwelling in Kynaston Road, Orpington. Kynaston Road is a residential area in which properties vary in terms of their architectural style and scale. There is a mix of single storey and two storey dwellings mainly semi-detached

Comments from Local Residents

No public representations have been received, and no statutory consultations were carried out.

Planning Considerations

The application falls to be considered primarily with regard to Policies BE1 and H8 of the Unitary Development Plan. The main issues are the impact of the proposed rear extension on the amenities of adjoining properties, and the relationship with the host dwelling.

A recent certificate of lawfulness for the rear extension proposed in this planning application and alterations to the roof including a rear dormer was subject of a split decision. The roof alterations were found to be lawful, however the rear extension would not be permitted development since it adjoins a garage which does not form part of the original dwelling.

Conclusions

The proposed extension projects 3m to the rear of the property and has a ridge height of 3.4m and 2.4m to the eaves, it will include a velux window to each roofslope. The extension is separated from the site boundaries by several metres to the north, and projects no further than the existing garage to the south. Along with the modest rearward projection and height, this means that there will be no adverse impact on the adjoining properties to either side.

The extension will be finished to match existing and will not be readily viewed from the public domain. There are no concerns regarding the design or relationship with the host dwelling.

In summary, the proposed complies with the relevant Unitary Development Plan policies and it is recommended that permission be granted.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 |

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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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