

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

Application No : 14/00974/FULL6

Ward:
Petts Wood And Knoll

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

OS Grid Ref: E: 545482 N: 167827

Applicant : Mr & Mrs Mark and Lisa Cheverton

Objections : YES

Description of Development:

Single storey side/rear extension

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

Permission is sought for the erection of a single storey side/rear extension which would project 3.6 metres to the rear with a flat roof design, and 2.8m to the side with a hipped roof design. The flat roofed rear extension would measure 3m in height with a higher central roof lantern, whilst the hipped roof of the side extension would be a maximum 3.7m in height.

The front wall of the extension would be set back 0.3m from the front elevation of the dwelling, and the side extension would maintain a 1m separation to the eastern side boundary with No.1A.

Location

This site is located on the southern side of Petts Wood Road and is occupied by a two storey semi-detached dwelling with a detached single storey garage located to the rear. The property is located within Petts Wood Area of Special Residential Character.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from the occupier of No.1A Petts Wood Road who is concerned that the amendments have not materially changed the proposals, and states that her original objections regarding the close proximity of the extension to the side boundary, and the resulting loss of privacy to the rear garden of 1A would remain.

Comments from Consultees

With regard to highways issues, the application indicates that there is no change to the parking arrangements, however, the existing garage would be removed and the parking area to the side of the property would be lost. The Council's Highway Engineer comments that the existing hardstanding on the frontage would be tight for two cars, although there is room to extend it if necessary.

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
- H10 Areas of Special Residential Character
- T3 Parking

The application has been called in to committee by a Ward Member.

Planning History

Permission was refused in December 2013 (ref.13/03383) for a single storey side/rear extension on the following grounds:

"The proposed changes to the existing elevational design, which are a key characteristic of the properties No.1-15 Petts Wood Road, would be detrimental to the character and individual quality of this property and this row of semi-detached dwellings within the Petts Wood Area of Special Residential Character contrary to Policies BE1 and H10 of the Unitary Development Plan."

Permission was subsequently refused in February 2014 (ref.13/04126) for a revised design for the single storey side/rear extension on the same grounds.

No appeals have been lodged to date.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the ASRC and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Appendix II of Policy H10 states that ASRCs form an area that is well established, readily identifiable and coherent with the majority of the properties generally having the same readily identifiable characteristics. In this regard clause (i) states that developments likely to erode the individual quality and character of ASRCs will be resisted.

The row of properties between No.1 and No.15 at the junction with Ladywood Avenue consist of an intact and unaltered architectural style of alternating elevational designs. This commences with side entrance and ground and first floor roundel windows to the front elevations to Nos.1 and 3, with Nos.5 and 7 having front entrances that are linear and recessed with open porches. This alternates in pairs of semis to Nos.13 and 15.

No objections were previously seen to the overall size and scale of the extension, nor to its impact on neighbouring properties, but the alterations to the elevational design and their impact upon the ASRC were considered to be of particular concern. The proposals previously sought to remove the ground floor roundel window and replace it with a front door flush with the front building line, however, this window is now to remain, and the front door would be moved to the front elevation of the side extension. The extension would also be set back 0.3m from the front elevation which gives a degree of subservience to the host dwelling.

It is considered that the revised proposals which retain the existing elevational treatment of the dwelling, and provide a subservient design to the extension, would sufficiently maintain the character and symmetry of this row of properties within the ASRC, and would not be harmful to residential amenity.

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

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACI13
ACI13R | No windows (2 inserts) western flank extension
I13 reason (1 insert) BE1 |
| 4 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

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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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