

SECTION '2' – Applications meriting special consideration

Application No : 14/00228/FULL6

Ward:
Cray Valley East

Address : 34 Chelsfield Lane Orpington BR5 4HQ

OS Grid Ref: E: 547607 N: 166838

Applicant : Mr Anthony Plichta

Objections : NO

Description of Development:

Roof alterations to incorporate rear dormer and two storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

- The proposal seeks permission for a two storey rear extension and roof alterations to incorporate a rear dormer extension.
- The proposed rear extension will project in depth by 3.5 metres from the rear elevation of the host dwellinghouse at ground and first floor level, retaining a separation of 1 metre from the southern property boundary shared with the adjoining property and a separation of 1.3 metres between the flank elevation and the property boundary shared with the northern neighbouring property. This will form a kitchen/dining room at ground floor, and a fourth bedroom at first floor level. No windows are proposed in either flank elevation at first floor, and only one window is proposed in the northern elevation at ground floor.
- The roof alterations will comprise a hipped gable end roof extension to the main roof of the host dwelling, and a rear dormer extension that will sit within the resulting rear roofslope.
- New windows are proposed in the northern flank elevation of the existing host dwelling at ground and first floor level, and the roof enlargement will also have a window in the flank elevation.

Location

The application site located on the western side of Chelsfield Lane and hosts a two storey semi-detached dwellinghouse.

Comments from Local Residents

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

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

Supplementary Planning Guidance 1 - General Design Principles
Supplementary Planning Guidance 2 - Residential Design Guidance

Planning History

There is no planning history at the site.

Conclusions

The roof alterations will form an enlarged roof and will result in a hipped gable end feature, which will match the roof profile of the adjoining property. The proposed rear dormer will be smaller than the existing extension at the adjoining property. Therefore Members may consider that as the proposed roof extension will match the roof profile of the adjoining property, this element will bring the appearance of the pair of semi-detached dwellings in line and create a more symmetrical appearance to the pair of properties and on balance is therefore worthy of permission being granted for this element.

In terms of the rear dormer extension, this is similar to the existing dormer at the adjoining property, and is not an unfamiliar form of development across the Borough. The proposed rear dormer extension will not project above the ridge of the roof of the host dwellinghouse, therefore will not be visible from the streetscene, and will not impact upon the character of the area.

Looking at the two storey rear extension, this will be set away from the northern property boundary by 1.3 metres, and the southern property boundary (shared with the adjoining property) by 1 metre. The plans indicate that the provision of 1 metre separation between the flank elevation of the rear extension and the property boundary with Number 36 will still provide a 30 degree angle from the corner of the proposed extension to the window jam at ground and first floor levels at Number 36. However, Members may consider that a 1 metre separation between the flank elevation of the two storey rear extension and the property boundary shared with the adjoining property is insufficient.

In conclusion, Members may find that the proposal as it currently stands, due to the rearward projection of a two storey rear extension at a projection of 3.5 metres and a minimal separation of only 1 metre to the shared property boundary, is likely to have a detrimental impact upon the outlook and prospect currently afforded to the amenities of the residents of the adjoining property and should therefore be refused.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/00228, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed two storey rear extension would, by reason of its excessive rearward projection and minimal separation to the property boundary, have a detrimental effect on the daylighting and visual impact to the adjoining house and the prospect which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan, SPG 1 and SPG 2.

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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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