

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

**Application No :** 14/00881/FULL6

**Ward:**  
**Chelsfield**      **And**      **Pratts**  
**Bottom**

**Address :** 7 Oxenden Wood Road Orpington BR6  
6HR

**OS Grid Ref:** E: 547034 N: 163361

**Applicant :** Mr A Gebbett

**Objections :** NO

**Description of Development:**

Part one/two storey side and rear extension, roof alterations incorporating rear dormer extensions, new chimney and front porch (amendment to eaves height for permission 13/02283/FULL6)

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding  
Open Space Deficiency

**Proposal**

- The proposal is for a part one/two storey side and rear extension, roof alterations incorporating rear dormer extensions, new chimney and front porch.
- The proposal follows planning permission ref. 13/02283 and proposes to increase the eaves height of the house from the previously permitted 4.9m to 5.1m.
- The proposed side extension will have a width of 3.5m and will have a length of 15.6m at ground floor level, extending to the rear of the main rear wall of the house by 5.2m. The first floor will have a length of 10.4m and the extension will provide a 2m separation to the flank boundary at ground and first floor levels (1.3m side space previously refused under ref. 12/03920). The side extension will have a hipped roof and the existing side garage will be replaced.
- The proposed rear extension at first floor level will square off the property and rationalise the roof, replacing the existing flat roof to the rear of the

house. To the front a front porch will be created with a roof of 3.5m in height and a width of 2.8m.

- Roof alterations include the provision of three small rear dormers and flank rooflights.
- A chimney will be provided to the flank boundary facing No. 9.

## **Location**

The property is located on the western side of Oxenden Wood Road. The site currently comprises a large detached two storey dwelling. The area is characterised by similar large houses set within large and spacious plots.

## **Comments from Local Residents**

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

## **Comments from Consultees**

None.

## **Planning Considerations**

Policies relevant to the consideration of this application are:

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

The Council's adopted SPG guidance is also a consideration.

## **Planning History**

Planning permission was refused under ref. 12/03920 for a part one/two storey side and rear and single storey front extensions, roof alterations to incorporate increase in ridge height, rear dormers and elevational alterations. The refusal grounds were as follows:

'The proposal, by reason of its design, excessive height and roof bulk, would result in a disproportionate addition to the dwelling and would be detrimental to the character of the dwelling and wider street scene, contrary to Policies BE1 and H8 of the Unitary Development Plan.'

Planning permission was refused under ref. 13/00724 for a part one/two storey side and rear and single storey front extensions, roof alterations to incorporate rear dormers and elevational alterations. The refusal grounds were as follows:

'The proposed development would, by reason of the inadequate side space to be provided in an area where higher spatial standards exist, result in a retrograde lowering of spatial standards detrimental to the established

character of the area, contrary to Policies BE1 and H9 of the Unitary Development Plan.'

This application has recently been dismissed on appeal. The Inspector states:

'The proposal seeks to replace a recessed single storey garage attached to the side of the dwelling with a two storey extension sitting flush with its front elevation. The first floor element of the proposed extension would be set in slightly from its ground floor and would be over 1 metre from the side boundary. Nevertheless, the main body of the dwelling would be brought much closer to the side boundary and very close to the house at No. 5 Oxenden Wood Road. Whilst I can understand the appellant's frustration that this neighbouring dwelling has been the subject of a two storey extension quite close to the side boundary, this is beyond my control. Further, a reasonably generous gap between the two houses remains at present, irrespective of the position of the physical boundary between the two properties. This would be reduced considerably if the proposed extension was built and the effect would harmfully erode the general feeling of spaciousness within this part of Oxenden Wood Road.

For the above reasons, and despite a recommendation from the Council's Planning Officer to its Committee that planning permission should be granted, along with an endorsement from the Chelsfield Park Residents Association (CPRA), I conclude that the proposal would unacceptably harm the character and appearance of the street scene. In such terms, it conflicts with saved policy BE1 of the adopted London Borough of Bromley Unitary Development Plan (UDP) which seeks to ensure that development does not detract from the existing street scene. It also conflicts with the overall aim of saved policy H9 of the UDP which explains that in areas where high standards of separation exist, a side space greater than the minimum 1 metre standard will be expected.'

Planning permission was granted under ref. 13/02283 for a part one/two storey side and rear extension, roof alterations incorporating rear dormer extensions, new chimney and front porch.

## **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.

Following the grant of permission ref. 13/02283, the current proposal seeks to increase the eaves height of the building from 4.9m to 5.1m, retaining the overall roof height without increasing it. All other aspects of the permission granted under ref. 13/02283 will remain the same as approved.

Ref. 13/02283 was granted following the refusal of a similar scheme which sought to increase the overall roof height. It also set the extension away from the flank

boundary to retain a 2.0m side space, and this side space remains under the current proposal.

The increase in eaves height will add a small amount of bulk to the dwelling that will need to be considered by Members. The extensions and roof design will have an architectural style that will complement the main house and match the roof pitches of the original design. Under ref. 12/03920, a 0.7m increase in roof height was refused, however the current proposal seeks no overall roof increase over the scheme granted under ref. 13/02283. The roof will appear largely the same under the current proposal, with the angle of the roof pitch remaining similar to the original house. Therefore, the appearance of the house will be suitable, given the existing architecture. In terms of the impact of the additional height of the street scene, the elevational drawings indicate that the dwelling would fit comfortably within the street scene.

The proposal will not increase the roof height and therefore the dwelling will not exceed the height of No. 5, which is sited on higher ground. The roof exceeds the height of No. 9 already and, although the proposal will add a small amount of additional bulk to the roof, the resulting structure may not be considered to appear excessive within the local context.

The proposed increase in eaves height is not considered to impact on the amenities of neighbouring properties over and above the impacts considered under permission ref. 12/02283. The additional bulk created will be minimal and may be considered to be unlikely to impact in terms of loss of light or visual impact. The resulting dwelling will be suitably separated from neighbouring dwellings and the increase in eaves height would be insignificant in terms of additional impact on the amenities currently enjoyed by these neighbouring dwellings.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significantly detrimental impact on the character of the area nor would it impact harmfully on the amenities of neighbouring properties. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03920, 13/00724, 13/02283 and 14/00881, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
          ACA01R      A01 Reason 3 years
- 2      ACC04      Matching materials  
          ACC04R      Reason C04
- 3      ACI12      Obscure glazing (1 insert)    in    the    second    floor    flank  
          elevations  
          ACI12R      I12 reason (1 insert)    BE1

- 4 ACI17 No additional windows (2 inserts) flank extensions  
ACI17R I17 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.

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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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