

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

Application No : 14/00922/FULL6

Ward:
Orpington

Address : 9 Hillcrest Road Orpington BR6 9AN

OS Grid Ref: E: 546187 N: 165714

Applicant : Mrs Rosalind Cocklin

Objections : YES

Description of Development:

Single storey side/rear extension

Key designations:

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

Proposal

The proposal seeks permission for a single storey side/rear extension. Amended plans were received on 6th May 2014. The rear extension element will replace an existing single storey structure to the rear of the property, with the new addition projecting 3.5 metres in depth along the property boundary where it will then kick away from the boundary at a 45 degree angle. The proposed rear extension will be built off of a new wall, having a maximum height of 3 metres, and the roof will then be hipped away from the wall but will increase to a maximum height of 3.81 metres. The highest point of the roof will be located approximately 1.7 metres from the property boundary.

The rear extension will span the width of the host dwelling and wrap around the side of the dwelling. There will be a gap of 1.15 metres between the property boundary and the side extension linked to the rear extension towards the rear of the house, and the element of the side extension that will be towards the front of the dwellinghouse will be built up to the property boundary. This element will form a garage and will replace the existing single storey attached garage.

Location

The application site is located on the northern side of Hillcrest Road and hosts a two storey semi-detached dwellinghouse with an existing single storey rear addition and a single storey attached garage to the side.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- concerns over height of proposed rear extension - will be over 2 metres higher than existing boundary wall at its highest point;
- proposed depth will extend beyond wall of conservatory and boundary wall at adjoining property;
- will result in loss of light (particularly evening light)
- will result in a dramatic change in outlook from conservatory at No.11.

Neighbouring residents were notified of the amended plans and the following comments were received:

- acknowledge revised plans but concerns remain regarding overall depth and height of roof;
- will impact upon light afforded to conservatory at adjoining property;
- no approach has been made regarding Party Wall Act (appreciate this may be separate to planning application);
- keen to reach a compromise with neighbours through discussion but been unable to make contact with them.

Comments from Consultees

No consultations were considered necessary.

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

Planning History

There is no recent planning history at the site.

Conclusions

The main issues relating to the application are the effect that the proposed development 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.

Concern has been raised by the occupier of the adjoining property with regard to rearward projection and height of the rear extension. There are obscure glazed windows along the flank elevation of the existing rear extension at No.11, which it is accepted will suffer from a degree of impact by reason of the introduction of a longer, higher wall along this property boundary. However, it is considered that the

existence of windows along a flank elevation so close to a property boundary shared between semi-detached dwellings should not preclude future development at an adjacent site on the basis that inserting windows into this elevation is unneighbourly.

The proposed rearward projection of the wall of the extension along the boundary, some 3.5 metres from the rear wall of the host dwelling before it kicks away at a 45 degree angle is considered an acceptable design and depth especially when considering the design of the roof being hipped away from the shared property boundary to No.11 which will reduce the overall height at the boundary and subsequently the overall impact. No windows are proposed in the flank elevation of the extension, which will protect the privacy of the residents of adjacent properties and the host dwellinghouse alike. The overall design and size of the proposed extension is considered to respect the character and appearance of the existing dwelling and bring no overall harm to the amenities of the adjoining properties.

The side extension will replace the existing garage and add additional built development along the side of the host dwelling. However the new element will be set away from the boundary with No. 7 by 1.15 metres which is considered a sufficient distance to prevent an unacceptable impact upon the amenities of the residents of this property.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/00922 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 06.05.2014

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 | ACK01 | Compliance with submitted plan | | | | | | | |
| | ACC01R | Reason C01 | | | | | | | |
| 4 | ACI13 | No windows (2 inserts) | flank | | single | storey | rear | | |
| | extension | | | | | | | | |
| | ACI13R | I13 reason (1 insert) | BE1 and H8 | | | | | | |

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Address: 9 Hillcrest Road Orpington BR6 9AN

Proposal: Single storey side/rear extension



"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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