

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

Application No : 14/00656/FULL6

Ward:
**Chelsfield And Pratts
Bottom**

Address : 19 Warren Gardens Orpington BR6 6JD

OS Grid Ref: E: 546077 N: 164291

Applicant : Mr & Mrs Milan & Preeti Kothari

Objections : YES

Description of Development:

First floor side and rear extensions to include terrace and balustrade, front porch and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

The proposals comprise a first floor side/rear extension to the western side boundary, supported by columns over an open passageway, along with a first floor rear extension over an existing single storey rear extension, with rear-facing balcony. The first floor rear extensions would project approximately 3.55m to the rear, and would enclose the first floor balcony on both sides.

A pitched roof is also proposed over the existing front porch and the front part of the garage, along with other minor elevational alterations.

The proposals originally submitted showed the first floor balcony as a corner terrace which would have been open to the side as well as to the rear.

Location

This detached two storey property is located at the western end of Warren Gardens which is a cul-de-sac, and backs onto the rear garden of No.70 Warren Road. The rear garden of No. 68 Warren Road runs along the western side boundary of the application site.

Comments from Local Residents

A letter of objection was received from the occupiers of No.68 Warren Road to the scheme as originally submitted, and the concerns raised are summarised as follows:

- the extension would not provide any separation to the side boundary with No.68
- overlooking from first floor balcony.

Any further comments received in relation to the revised scheme will be reported verbally at the meeting.

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
H9 Side Space

Conclusions

The main issues in this case are the impact of the proposals on the character and appearance of the host dwelling and the surrounding area, and on the amenities of neighbouring properties.

The proposed first floor side/rear extension would extend up to the western flank boundary with No.68 Warren Road, and would not, therefore, comply with Policy H9 of the UDP which requires that two storey side extensions maintain a separation of at least 1m to the side boundary for the full height of the extension. However, the western boundary of No.19 lies adjacent to the rear garden of No.68 Warren Road, and no terracing effect would therefore occur. Furthermore, the property lies at the far western end of the cul-de-sac, and the extension would not significantly affect the spatial standards of the surrounding area.

The first floor rear extension would project approximately 3.55m to the rear, however, the adjoining property at No.20 has a sizeable two storey rear extension, and the impact of the proposals on this property would therefore be limited.

A rear-facing balcony is proposed at first floor level but it would be enclosed on both sides which would prevent any oblique overlooking of neighbouring properties or gardens. Furthermore, the properties to the rear are 25-30m away, and the proposals would not have a detrimental impact on outlook from these properties.

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.

as amended by documents received on 14.04.2014 10.06.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACK01 Compliance with submitted plan
 ACK05R K05 reason

Application:14/00656/FULL6

Address: 19 Warren Gardens Orpington BR6 6JD

Proposal: First floor side and rear extensions to include terrace and balustrade, front porch and elevational alterations



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.