

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

Application No : 14/01298/FULL6

Ward:
Petts Wood And Knoll

Address : 15 Priory Avenue Petts Wood Orpington
BR5 1JE

OS Grid Ref: E: 544818 N: 167418

Applicant : Mr And Mrs Barcz

Objections : NO

Description of Development:

Roof alterations to incorporate rear dormer, two storey front/side and single storey rear extensions

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
River Centre Line

Proposal

It is proposed to demolish the existing side garage and rear conservatory, and erect a part one/two storey side extension which would be set back 1m from the side boundary with No.17, a single storey rear extension which would project 3m to the rear, and roof extensions including a partly hipped side gable and flat-roofed rear dormer.

Location

This semi-detached property is located on the western side of Priory Avenue, and backs onto No.11 Hawthorn Close. It lies within Petts Wood Area of Special Residential Character.

Comments from Local Residents

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

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
- H10 Areas of Special Residential Character

Conclusions

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

The part one/two storey side extension would provide a 1m separation to the side boundary with No.17, and the first floor would be set back 2.4m from the main front elevation. The roofline would be 0.7m lower than the main roof, and the side gable would have a half-hip thereby reducing the impact in the street scene. The proposals are not, therefore, considered to have a detrimental impact on the character or spatial standards of this part of Petts Wood ASRC.

The proposed single storey rear extension would be the same depth as the conservatory to be replaced (3m), and would not therefore have a significantly detrimental effect on the amenities of the adjoining property at No.13.

The proposed rear dormer extension would be 6.2m wide, but would have a flat roof and would not be visible from the front.

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 significant loss of amenity to local residents nor impact detrimentally on the ASRC.

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 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACI09 Side space (1 metre) (1 insert) northern
 ACI09R Reason I09
- 4 Before the development hereby permitted is first occupied, the proposed window(s) at first floor level in the northern flank elevation of the part one/two storey side extension hereby permitted shall be obscure glazed in accordance with details to be submitted to and approved in writing by the

Local Planning Authority and shall subsequently be permanently retained as such.

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|---|--------|-----------------------------------|-----|----------------------------|
| | ACI12R | I12 reason (1 insert) | BE1 | |
| 5 | ACI17 | No additional windows (2 inserts) | | first floor northern flank |
| | ACI17R | I17 reason (1 insert) | BE1 | |
| 6 | ACK01 | Compliance with submitted plan | | |
| | ACK05R | K05 reason | | |

INFORMATIVE(S)

- 1 Before work commences on the extension hereby permitted you should satisfy yourself that the required 1 metre side space to the boundary can be achieved. Failure to comply with the Council's requirements set out in the conditions above may result in enforcement action being authorised.

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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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