

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

**Application No :** 14/01600/FULL6

**Ward:**  
**Petts Wood And Knoll**

**Address :** 18 Oatfield Road Orpington BR6 0ER

**OS Grid Ref:** E: 546051 N: 166238

**Applicant :** Mr R Williams

**Objections :** YES

**Description of Development:**

Two storey side, first floor extension with dormers to front and rear, two storey front extension and elevational alterations

Key designations:

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

**Proposal**

It is proposed to add a first floor extension over the side garage to the north of the dwelling, a two storey extension to the southern side of the dwelling, and a two storey front extension to provide a front porch with bedroom over. Front and rear dormers are also proposed, along with minor alterations to windows.

**Location**

This detached chalet bungalow is located at the far eastern end of Oatfield Road, and backs onto the rear garden of No.11 Vinson Close. The northern side boundary abuts a public footpath, whilst the southern flank boundary adjoins the rear garden of No.9 Vinson Close. To the west lies No.16a Oatfield Road which is set at a higher level.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received from Nos.9 and 11 Vinson Close which can be summarised as follows:

- overdevelopment of the site
- overshadowing of public footpath

- some trees to the rear have been removed which provided screening to 11 Vinson Close
- overlooking of garden and house at 11 Vinson Close
- private matters relating to the security of the site.

## **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 spatial standards of the surrounding area and on the amenities of neighbouring residential properties.

The proposed first floor extension over the existing garage would lie immediately adjacent to the northern flank boundary of the site, and would not therefore comply with the Council's side space policy which requires a minimum 1m side space to be retained to the side boundary for the full height of the building in respect of two storey development. However, the extension would abut a public footpath to the north, and would be separated by some distance from the nearest dwellings.

The two storey extension proposed to the southern side would be set back between 1-2.5m from the southern flank boundary, and both extensions would have a partly hipped side gable roof. The proposals are not, therefore, considered to result in a cramped form of development nor would they detract from the character and spatial standards of the surrounding area.

The proposed two storey front extension would project forward 2m, but there is no general building line due to the property's location at the far end of the cul-de-sac, and it is set at a lower level than the rest of the road, giving a more subservient appearance.

The proposed front and rear dormers would be modest in size, and would be well contained within the roof slopes.

With regard to the impact on neighbouring properties, the existing dwelling is set at a lower level than No.16a to the west which is a bungalow, and the extensions would be set back over 8m from the western boundary with this property. The proposals are not, therefore, considered to unduly affect light to or outlook from this property.

The extensions would be set back approximately 35m from the nearest dwelling to the rear at No.11, and there is some screening along this boundary, thereby adequately protecting the amenities of this property.

In conclusion, the proposals are not considered to have a detrimental effect on the character and spatial standards of the surrounding area, nor on the amenities of neighbouring 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.

### **RECOMMENDATION: PERMISSION**

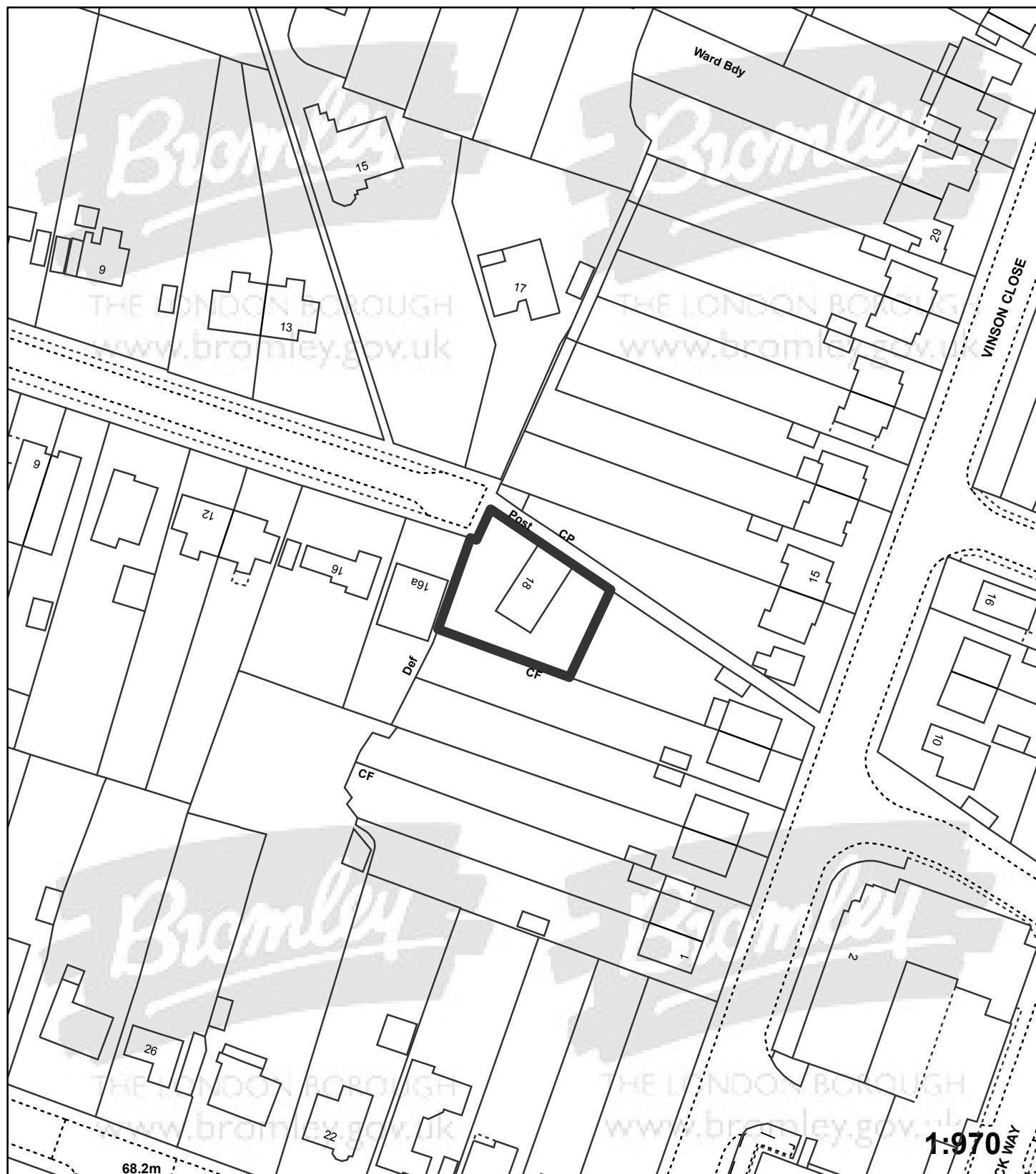
Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 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                               |

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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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