

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

Application No : 14/02031/FULL6

Ward:
Petts Wood And Knoll

Address : 3 Melbourne Close Orpington BR6 0BJ

OS Grid Ref: E: 545482 N: 166797

Applicant : Mr M Shearman

Objections : NO

Description of Development:

First floor side extension

Key designations:

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

Proposal

Permission is sought for a first floor side extension to the western side of this dwelling which would extend over an existing utility room, set behind the garage. The extension would be set back 5.4m from the front wall of the dwelling, and would have a separation to the western side boundary of between 0.9-1.65m.

Location

This two storey detached property is located at the end of a small cul-de-sac known as Melbourne Close, and is bounded to the west by No.2, and to the south-east by No.4.

Comments from Local Residents

No comments have been received from local residents.

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 side extension would provide a separation to the side boundary of between 0.9-1.65m but would not strictly speaking 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 be set back 5.4m from the front of the dwelling behind the existing garage, and only a very small part of the extension would be closer than 1m to the side boundary.

The extension would have a low subservient hipped roof design, and the proposals are not considered to have a detrimental impact on the character and spatial standards of the surrounding area.

With regard to the impact on the amenities of neighbouring properties, the extension would be set back 0.9-1.65m from the western side boundary with No.2, and no flank windows are proposed. The proposals are not, therefore, considered to lead to a loss of light, privacy or outlook from the adjacent property.

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

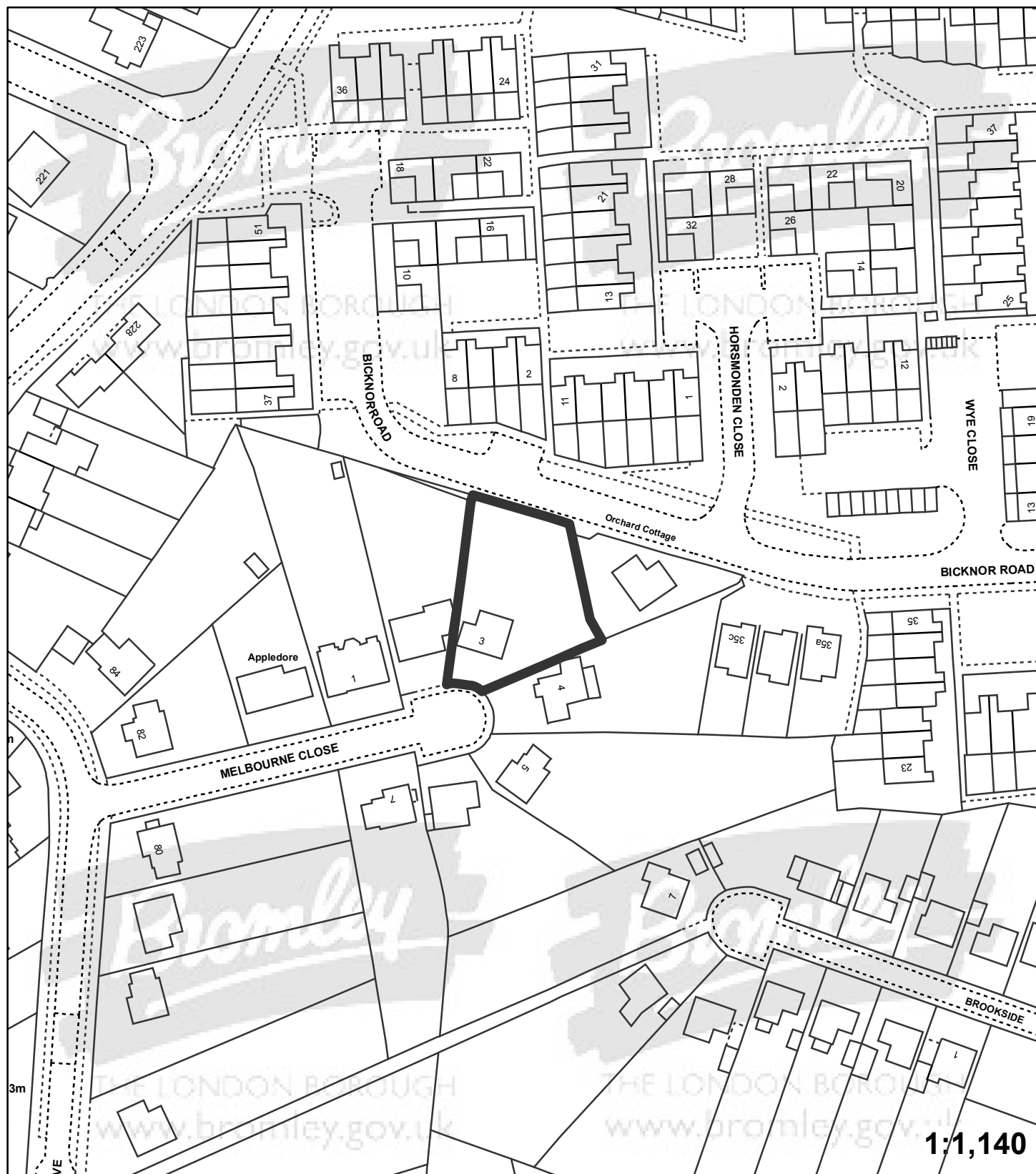
Subject to the following conditions:

- | | | |
|---|-----------------|---|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 3 | ACI13
ACI13R | No windows (2 inserts) western flank extension
I13 reason (1 insert) BE1 |
| 4 | ACK01
ACK05R | Compliance with submitted plan
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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