

SECTION '2' – Applications meriting special consideration

Application No : 14/02028/FULL6

Ward:
Chelsfield And Pratts
Bottom

Address : 51 Glentrammon Avenue Orpington BR6
6JY

OS Grid Ref: E: 545828 N: 163636

Applicant : Miss Sarah Hook

Objections : YES

Description of Development:

First floor side extension

Key designations:

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

Proposal

The proposed first floor extension will be situated to the southern side of the dwelling, above an existing single storey side projection. It will extend 2.5m in width and maintain a minimum separation of 2.4m to the southern boundary (as indicated on the proposed plans). It will project 5.8m in depth. The front element will - in part - maintain a similar alignment as the existing roof slope, although this will fall vertically below the proposed rooflight and incorporate tile hanging.

Location

The application dwelling forms one half of a pair of semi-detached bungalows situated toward the south-eastern corner of Glentrammon Avenue.

Comments from Local Residents

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

- first floor extension has previously been refused
- extended dwelling does not appear exactly as suggested, and there is concern that this might happen again
- if this proposal goes ahead it will upset the balance of the area as all the bungalows at the front are identical

Comments from Consultees

Not applicable

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

Planning History

Under ref. 11/02051, planning permission was refused in respect of a single storey side extension and an increase in the roof height to form first floor accommodation with rear dormer extension. It was proposed that the ground floor element would extend up to the southern boundary and that the first floor element would maintain a 1m separation to the boundary line and incorporate a rear dormer which would project across the existing house and extension. The proposal was refused on the following grounds:

"The proposed extension is of a poor design, incongruous in appearance, and would be harmful to the appearance of the existing dwelling and out of character with the existing houses in this road which are all of a similar type, contrary to Policies BE1 and H8 of the Unitary Development Plan.

The proposed side extension, if permitted, would establish a pattern for similar extensions on other properties in the area and would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies BE1, H8 and H9 of the Unitary Development Plan."

Subsequently, under ref. 11/02663, planning permission was granted for a single storey side extension and a rear dormer to the existing roof.

Conclusions

The main issues relating to the application are the effect that it 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.

In comparison to the proposal refused under ref. 11/02051 the extent of the first floor extension has been reduced so that it incorporates a narrower width (of 2.5m) and a greater separation to the boundary (which will increase from 2.4m at the front to 4.5m at the rear - taking account of the tapered boundary line). Given the nature of the proposed separation, it is considered that the enlarged house will maintain a similar appearance to what currently exists and that spatial/separation

standards will be respected (given the nature of the separation proposed between the proposed extension and the flank boundary). The extension has been amended (by documents received 29.7.14) to incorporate a roof alignment along part of the front roof slope which partially aligns the existing roof, and with tile hanging below the proposed rooflight (rather than a front dormer as proposed in the superseded plan). It is considered that will broadly match the appearance of the host dwelling.

Furthermore, it is not considered that the extension will undermine neighbouring amenity given its separation and relationship to neighbouring properties.

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 character of the area.

Background papers referred to during production of this report comprise all correspondence on the files refs 11/02051, 11/02663 and 14/02028 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 29.07.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|--------|--|-------------------|-----------------------|
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACI10 | Side space (1 insert) | a minimum of 2.4m | southern |
| | ACI10R | Reason I10 | | |
| 3 | ACC01 | Satisfactory materials (ext'nl surfaces) | | |
| | ACC01R | Reason C01 | | |
| 4 | ACI13 | No windows (2 inserts) | southern | first floor extension |
| | ACI13R | I13 reason (1 insert) | BE1 | |
| 5 | ACK01 | Compliance with submitted plan | | |
| | ACC03R | Reason C03 | | |

Application:14/02028/FULL6

Address: 51 Glen trammon Avenue Orpington BR6 6JY

Proposal: First floor side 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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