

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 14/02422/FULL6

Ward:
Farnborough And Crofton

Address : 1 Brickfield Farm Gardens Orpington
BR6 7TE

OS Grid Ref: E: 544078 N: 164545

Applicant : Mr & Mrs David Waters

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

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

Proposal

- The application seeks permission for a single storey rear extension.
- The proposed block plan submitted with the application provides dimensions for the proposal, stating that the extension will have a rearward projection of approx. 3.02 metres and a width of approx. 3.95 metres.
- The proposed elevation plan (drawing number 1313/PL/05) states the dimensions for the height being approx. 1.93 metres to the eaves level and an additional approx. 0.83 metres to the ridge, providing a maximum height of approx. 2.77 metres from ground level. This would exclude an element of the extension which appears to be built below ground level, when looking at the elevation plans.
- No windows are proposed in the eastern flank facing the adjoining property, a set of French doors are proposed in the western flank elevation facing the corner of the site along State Farm Avenue, windows are proposed in the rear elevation and roof light windows within the roof slope.
- The applicant submitted additional plans on 12th August 2014 indicating the location of a number of single storey rear extensions on the estate that have been built and subsequent tunnelling/staggered terraces.

Location

The application site is located on the corner of Brickfield Farm Gardens and State Farm Avenue, and hosts a two storey end of terrace property.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following comments were received in objection to the proposal:

- major adverse impact on light to No.2 Brickfield Farm Gardens;
- impact on right to light;
- the plans include a large number of windows in order to allow light to the proposed extension - backs up the impact upon No.2 in terms of loss of light;
- photographs submitted show extensions, however none of the properties were originally built as staggered, as No.2 is to No.3;
- no intention to extend No.2, which means there really will be an impact.

Comments received in support of the proposal:

- support the proposal - it benefits properties in the area;
- applicants are a young family who need space like most other people in this road/close;
- a number of properties who have extended on the same section to the application site and there is no reason they can't be allowed to do the same;
- a small single storey extension is not going to have negative change to the road appearance, if anything it will make it more appealing.

Comments from Consultees

No internal consultations were considered necessary.

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

Planning History

Permission was granted under ref. 83/01124 for the erection of 47 one and two bedroom terraced houses.

Permission development rights were removed under this original planning approval.

Permission was refused for a two storey side extension under ref. 14/00188 for the following reasons:

1. The proposal does not comply with the Council's requirements for a suitable side space to be maintained to the flank boundary in respect to two storey development on corner sites, in the absence of which the proposal would

constitute a cramped development, out of character with the street scene in general and contrary to Policies BE1, H8 and H9 of the Unitary Development Plan;

2. The proposed extension, by reason of the overall width and bulk would constitute an over dominant addition to the main dwelling which would seriously reduce the spatial standards in this locality and would result in an unsatisfactory departure from the existing open visual qualities of the estate layout, thereby detrimental to the visual amenities of the area generally, and contrary to Policy BE1 of the Unitary Development Plan; and
3. If permitted the development would be likely to set a pattern for similar undesirable development in the road, to the detriment of the openness of the area and contrary to Policies BE1, H8 and H9 of the Unitary Development Plan and the Council's Supplementary Planning Guidance.

Conclusions

The proposed rear extension will have a rearward projection of 3.02 metres, according to the submitted block plan drawing number 1313/PL/06. Whilst Members will be aware this is very similar in depth to 'permitted development' tolerances, the properties on this estate had their permitted development rights withdrawn as part of their original planning permission when the development was granted under ref. 83/01124 as such the proposal requires full planning permission and assessment against the relevant planning policies.

The rear elevation of the application dwelling is north facing, therefore the orientation of the host dwelling and the adjoining property (Number 2) is favourable. However, the properties along this terrace have a staggered rear elevation and Number 3, to the east of the next door property, is sited further rearward than the application property and Number 2. As such, the current proposal for the rear extension at Number 1, when taking into account the staggered rear elevations along this row of terraced properties (in particular the existing and original staggered rear elevation of Number 3) would result in an unacceptable degree of tunnelling to Number 2.

Supporting documentation has been provided by the applicant, drawing attention to a number of other properties along Brickfield Farm Gardens and State Farm Avenue which benefit from single storey rear extensions. However it is important to note that each case should be considered on its merit, and in the instances of the example extensions provided, it does not appear that any of the other properties have a similar relation to their neighbouring properties in terms of the staggered rear elevations, and those that do have a staggered elevation all benefit from a rear extension which overcomes the tunnelling issue. On this basis, direct comparison cannot be drawn and the current application must be looked at on its merit.

As such, although it is noted that the rearward projection of the proposed rear extension in the manner proposed is similar to the rearward projection allowable under 'permitted development' tolerances, the property does not benefit from these

rights as of the original planning permission erf. 83/01124 and the proposal must be determined under full planning policy. On the basis of the layout of the terraced properties, it is therefore considered that the proposal will result in tunnelling to the adjoining property Number 2, which would have a detrimental impact upon the outlook, prospect and natural light afforded to the ground floor rear window of Number 2 Brickfield Farm Gardens, and the application should therefore be refused.

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/00118 and 14/02422 as set out in the Planning History section above, excluding exempt information.

as amended by documents received on 12.08.2014

RECOMMENDATION: PERMISSION BE REFUSED

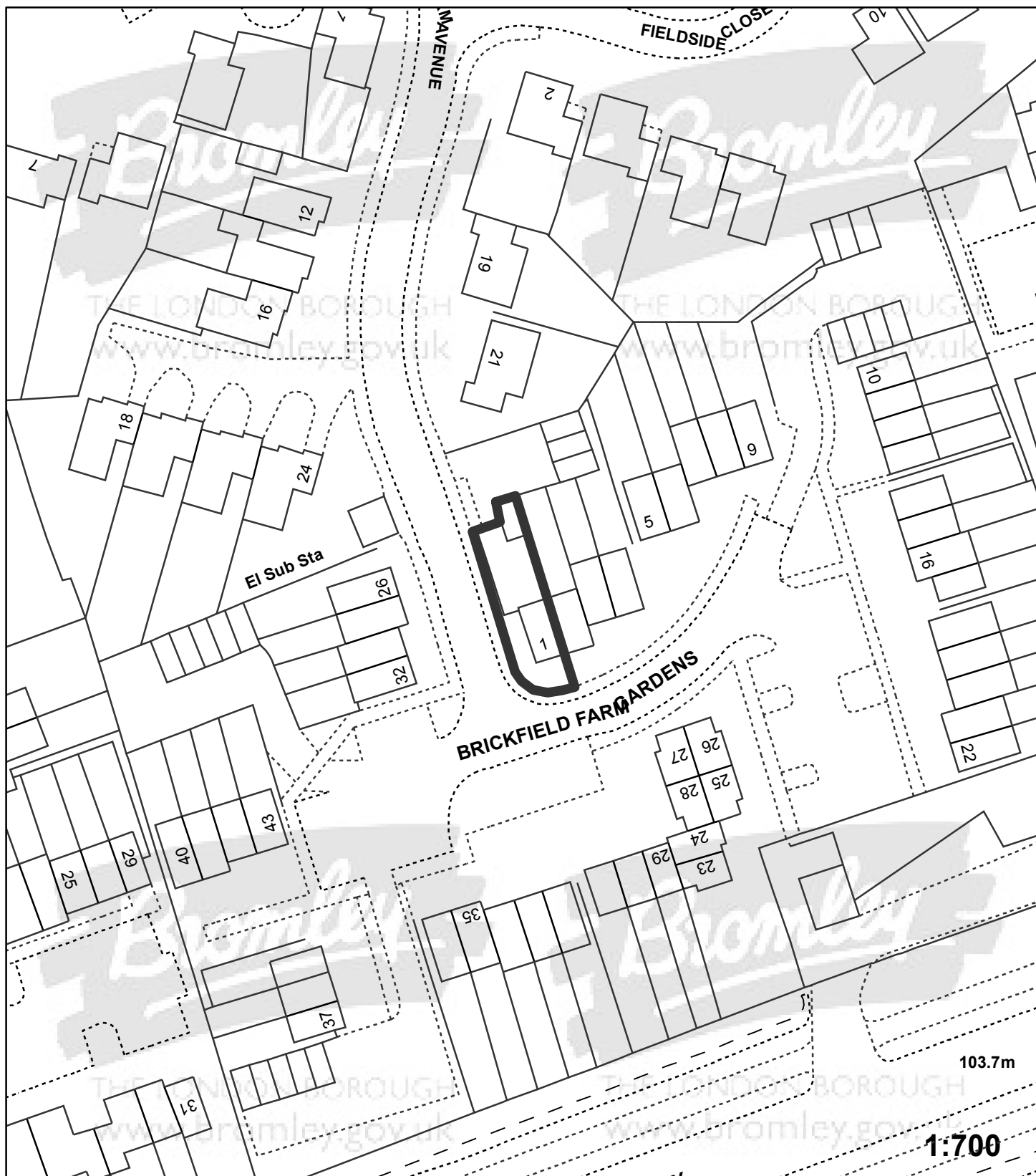
The reasons for refusal are:

- 1 Due to the staggered nature of the terraced properties, the proposed single storey rear extension would result in tunnelling and would be seriously detrimental to the prospect and amenities enjoyed by the occupants of Number 2 Brickfield Farm Gardens by reason of visual impact and loss of light to the principal window in the ground floor rear elevation, contrary to Policies BE1 and H8 of the Unitary Development Plan.

Application:14/02422/FULL6

Address: 1 Brickfield Farm Gardens Orpington BR6 7TE

Proposal: Single storey rear 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"

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