

SECTION '2' – Applications meriting special consideration

**Application No :** 14/02494/FULL6

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

**Address :** 7 Princes Avenue Petts Wood  
Orpington BR5 1QP

**OS Grid Ref:** E: 545350 N: 167529

**Applicant :** Mrs Lynda Hill

**Objections :** YES

**Description of Development:**

Part one/two storey front/side and rear extension and roof alterations to incorporate rear dormer extension (amendment to ref 13/01976)  
RETROSPECTIVE

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Proposal**

- The proposal seeks permission for an amendment to a previously approved application, granted under ref. 13/01976, which was originally approved for a part one/two storey front/side and rear extension and roof alterations to incorporate rear dormer extension.
- The current proposal, ref. 14/02494, seeks to make alterations to the original permission by introducing a gable feature to the first floor bedroom roof to the rear of the property, along with a box dormer to the rear of the main roof slope rather than the originally approved hipped dormer. The new design of the box dormer will also incorporate French doors and a Juliet balcony.

**Location**

The site relates to a two storey detached property located on the south west side of Princes Avenue. The area is characterised by detached and semi-detached properties of similar design and size and lies within a designated Area of Special Residential Character.

**Comments from Local Residents**

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

- strongly object to an even larger roof extension;
- had a private rear garden before which is now dominated by this extension;
- can't believe they got permission to build to the side of their property line;
- has changed the open space and character of the Noel Rees design;
- window to the side will require access via No.9 to clean or decorate;
- side extension guttering will overhang No.9;
- oppose any enlargement of the dormer as it is in direct line of sight of our rear first floor bedroom windows, therefore directly impact upon privacy;
- applicant is incorrect to infer that properties in The Chenies are secluded to the extent that they would be unaffected by a third storey window;
- proposed dormer is both larger and set higher up the roof slope;
- dormer is out of proportion, overly dominant and would set a worrying precedent;
- are not sympathetic to the reasons for enlarging the dormer - would be happy with large rooflights as No.5 have done - these don't affect privacy for neighbours;
- no consideration has been given to neighbours;
- clearly made changes to the building without permission in the hope that no one would notice;
- covering letter from the applicant has errors in it - No.s 4&6 The Chenies back directly on to the site, not No.5;
- No.18 Princes Avenue does not have a box dormer, at least not yet;
- No.9 Princes Avenue has a very small rear dormer and no one appears to live in it;
- have sent a copy of objection letter to Councillor Owen asking the case go to Committee.

### **Comments from Consultees**

Highways - Comments do not differ from approved application 13/01976. The proposal includes removing the existing rear garage. There is enough room on the frontage for 2 or 3 vehicles, therefore no objection to the application.

### **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

### **Planning History**

Permission was previously granted under ref. 13/01976 for part one/two storey front/side and rear extension and roof alterations to incorporate rear dormer extension.

The current application seeks to make changes to the design of the rear dormer extension and add a gable feature to the roof of a first floor bedroom.

## **Conclusions**

The principle of development at this site has already been established under ref. 13/01976. The main differences to now be considered under the current application are the introduction of a box dormer with French doors and Juliet balcony, and the gable roof feature to the roof of the first floor bedroom at the rear.

Rear dormer extensions are not uncommon across the Borough, indeed permission has already been granted for the principle of a rear dormer at this site. The main difference now is the increase in height of the approved dormer and difference in design. The previously approved rear dormer extension was for a gabled dormer whereas the current design seeks to implement a box dormer, which results in a taller structure. The application documentation states that this alteration is necessary in order to allow for an acceptable head-height for Building Regulations approval. Notwithstanding this, from a Planning perspective, it is considered that this alteration will not result in a discordant feature but a feature that remains in character with the host dwellinghouse and other properties in the area.

Concerns have been raised over potential overlooking from the rear dormer, in particular the addition of French doors and Juliet balcony. It is accepted that the dormer would have an indirect view of each neighbouring property, numbers 5 and 9 Princes Avenue, however the principle of a rear dormer has been previously agreed and it is considered that French doors would not allow further views into neighbouring plots than would usually be expected from a rear dormer extension. A Juliet balcony does not create a balcony area that can be utilised, therefore the difference in potential loss of privacy to neighbouring properties is considered minimal. In addition, the properties situated along The Chenies to the south of the application site are approximately 45m away wall to wall and it is approximately 26m to the rear garden boundary of the site which is lined with trees and vegetation. These distances and relationships suggest there would be no undue overlooking resulting from the presence of a rear dormer window with Juliet balcony, other than what is to be expected within an urban location.

With regard to the introduction of a gable feature to the roof of a first floor bedroom at the rear of the property, this element will be located fairly central within the plot itself. This first floor is positioned away from the boundary to no.5 so would have minimal impact to that property. Whilst this addition will add to the depth of this part of the host dwelling, the separation to the neighbouring properties is significant and it is considered that the gable feature will not have a detrimental impact upon the amenities of the neighbouring properties.

Concerns have been raised over the change to the open space and character of the Noel Rees design; however the scheme now being assessed is limited to the rear of the site, and therefore has no direct impact upon the streetscene or Area of Special Residential Character. The proposal is therefore considered to respect the scale, character and proportions of the existing dwelling and surrounding area.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/01976 and 14/02494, set out in the Planning History section above, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACC04<br>ACC04R | Matching materials<br>Reason C04                               |
| 3 | ACK01<br>ACC01R | Compliance with submitted plan<br>Reason C01                   |

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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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