

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

Application No : 14/02810/FULL6

Ward:
Petts Wood And Knoll

Address : 9 The Chenies Petts Wood Orpington
BR6 0ED

OS Grid Ref: E: 545276 N: 167446

Applicant : Mr & Mrs Pursey

Objections : YES

Description of Development:

Single storey side/rear extension and part conversion of existing garage to habitable accommodation with flue at rear and replacement roof to existing garage and existing rear extension

Key designations:

Conservation Area: The Chenies Petts Wood
Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

Planning permission is sought for the following:

- single storey side/rear extension to existing garage measuring 1.75m in width and the length of the existing garage (7.4m)
- part conversion of existing garage to habitable accommodation to provide a family room
- flue at the rear of the existing garage to serve a wood burning stove measuring 4.5m above ground floor level
- replacement roof to existing garage and existing rear extension

Location

The application site is located to the south of The Chenies and is a large, detached family dwellinghouse of a similar size and design to the other properties in the road. The property forms part of the The Chenies Conservation Area. The area also has an Article 4 Direction.

Comments from Local Residents

Nearby neighbours were notified of the proposal. Comments were received and the responses are summarised as follows:

- concerns about proximity of flue to No.7
- concerns that applicant has stated that original garage may have to be demolished
- demolition of party wall would cause mess and inconvenience

Comments from Consultees

The Advisory Panel for Conservation Areas raise objections to the proposal on the basis that existing garages within the conservation area should be retained. Garages are considered an essential part of the designated character and it would appear that floorspace it is possible to achieve floorspace whilst retaining the garage frontage.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

H8 Residential Extensions
BE1 Design of New Development
BE11 Conservation Areas

Planning History

There is no recent planning history at the site. Planning permission was granted under ref. 97/01050 for a rear extension to the property.

Conclusions

The main issues to be considered in this case are the impact of the proposal on the amenities of adjoining neighbours, the impact of the extensions on the host building and wider street scene within The Chenies Conservation Area.

In respect of the amenities of adjacent neighbours, comments have been received from the adjoining neighbour which have been taken into account whilst assessing the application. The main concerns appear to be proposed flue and the potential demolition of the existing garage. The Agent has been made aware that although the demolition of the garage may not require consent (less the 115 cubic metres) the rebuild of the garage would require planning permission as it does not form part of the current application. Members may consider that, given the scale of the proposal, its siting and orientation, there will not be sufficient harm to the amenities of neighbouring residents to warrant refusal of planning permission in this case. Members may also consider that the location of the flue is acceptable in relation to the adjoining neighbour.

In terms of design, the proposed single storey extension would project 1.75m to the side of the existing garage, filling the void between the property and existing

garage. The proposed roof works involve the change of roof pitch, making the pitch less steep. The replacement garage door is shown to serve a proposed store room. The proposed flue will project approximately 1.1m above the garage but given its siting at the rear of the garage it is unlikely to result in a prominent feature in the streetscene. Whilst the concerns raised by APCA are noted, Members may consider that the proposed extensions are modest in size and the pitched roof over the existing is considered to be in character with the dwelling and wider street scene of the conservation area.

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 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

Application:14/02810/FULL6

Address: 9 The Chenies Petts Wood Orpington BR6 0ED

Proposal: Single storey side/rear extension and part conversion of existing garage to habitable accommodation with flue at rear and replacement roof to existing garage and existing 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.