

SECTION '2' – Applications meriting special consideration

Application No : 14/02634/FULL6

Ward:
Orpington

Address : 1 Hillcrest Road Orpington BR6 9AN

OS Grid Ref: E: 546142 N: 165728

Applicant : Mr And Mrs Askham

Objections : NO

Description of Development:

First floor side extension and bay window to front

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency

Proposal

TO BE CONSIDERED IN CONJUNCTION WITH APPLICATION REFERENCE 14/02630/FULL6 FOR FIRST FLOOR SIDE EXTENSION (MAINTAINING 1.0 METRE GAP TO FLANK BOUNDARY)

The proposed first floor extension will extend 3.8m sideward and occupy the entire area above the existing single storey side projection - in line with the existing two storey element. It will incorporate a matching roof and ridge line in respect of the host building. In addition, a bay window is proposed to the front of the existing single storey side projection.

The application is accompanied by a Planning Statement.

Location

The application dwelling, which forms one-half of a pair of semis, is situated toward the western end of Warren Road, approximately 60 metres to the east of its junction with Sevenoaks Road.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area; to safeguard the amenities of neighbouring properties; and ensure that an adequate degree of separation is maintained in respect of two storey development.

Planning History

Under ref. 12/01790, a proposal for a part one/two storey front/side and rear extension was refused on the following grounds:

"The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension 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 H8 and H9 of the Unitary Development Plan.

The proposed rear extension is of excessive depth and the development would therefore seriously prejudice the amenities of the occupiers of the adjoining dwelling at No 3 by reason of loss of light and visual impact, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan."

Under ref. 12/02911 an application for a part one/two storey front, side and rear extension was refused on the following ground:

"The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension 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 H8 and H9 of the Unitary Development Plan."

Under ref. 13/04008 an application for a 4.0m-deep single storey rear extension was refused by the Council, but subsequently allowed at appeal.

Although planning permission was formally granted at appeal for a single storey rear extension under the preceding reference, no record appears to exist in respect of the single storey side extension which was erected after 2012.

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.

The application site is situated along the western side of Hillcrest Road with its western boundary adjoining the rear gardens of Sevenoaks Road properties. It forms one half of a pair of semis both of which incorporate a gable roof. As Members will note two applications proposing a similar first floor extension up the boundary have previously been refused, on the basis of their cramped appearance and lack of side space separation (under refs. 12/01790 and 12/02911).

Policy H9 of the UDP advises that when considering applications for new residential development, including extensions, the Council will normally require the following:

- (i) for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building; or
- (ii) where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties.

In this case it is considered that the enlarged dwelling will appear cramped within its plot, and as such it will be out of character in relation to the surrounding streetscene. This will also, in part, be reflected in the ensuing imbalance between this pair of semis. Consequently, it is considered that some degree of separation should be maintained between the proposed two storey side extension and the flank boundary. It is therefore considered that the proposal, by reason of its excessive width, ridge height and lack of relief within the design, will significantly erode the balance and symmetrical appearance of this pair of semi-detached houses, detrimental to the character of the area. In addition, no substantive change has been made following the two previously refused 2012 applications to overcome their grounds of refusal.

Background papers referred to during production of this report comprise all correspondence on the file refs set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

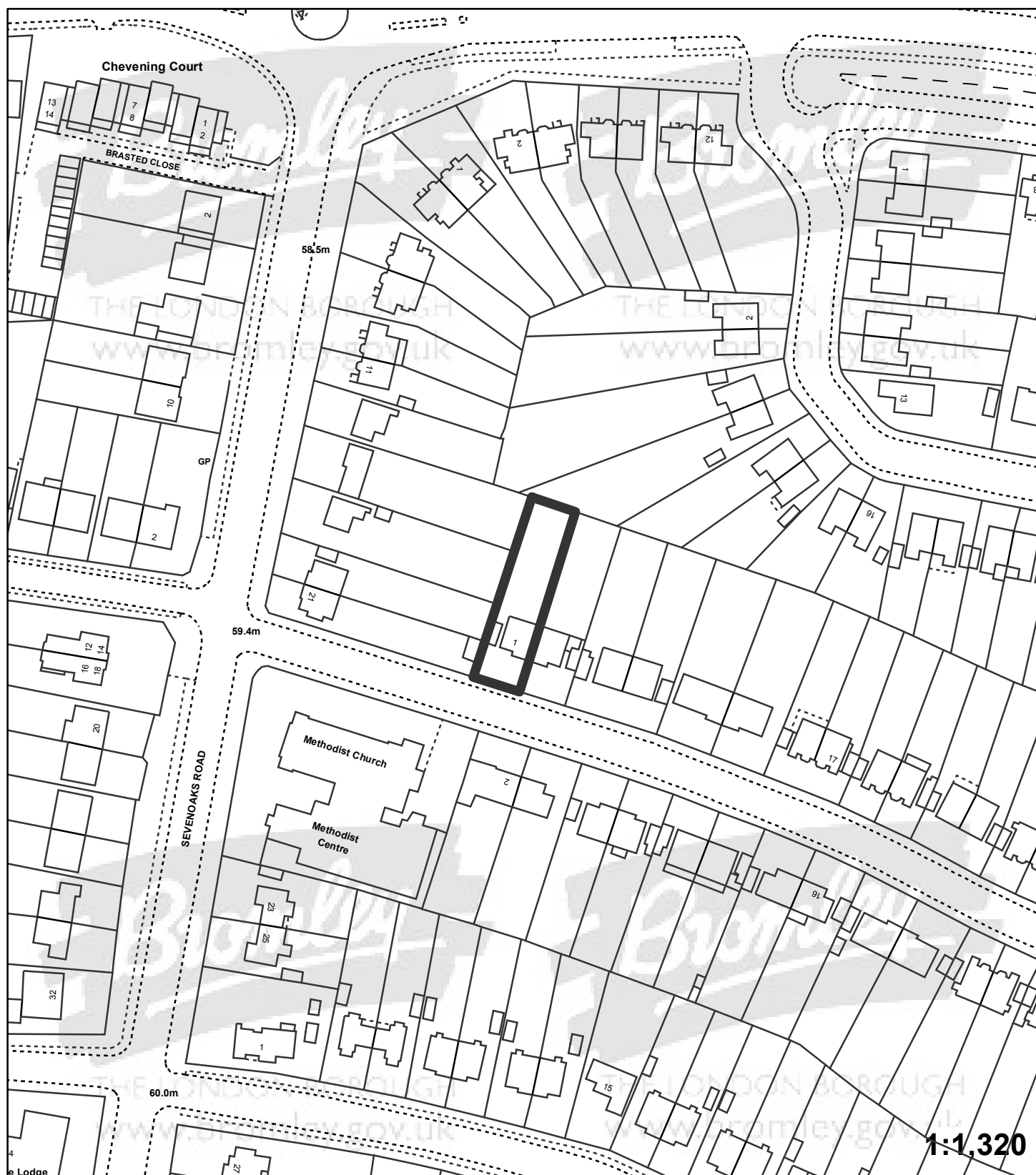
- 1 The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H8 and H9 of the Unitary Development Plan.

- 2 The proposal would significantly erode the balance and symmetrical appearance of this pair of semi-detached houses and appear disproportionate in size, detrimental to the character of the area, and contrary to Policy BE1 of the Unitary Development Plan.

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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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