

SECTION '2' – Applications meriting special consideration

Application No : 14/02446/FULL6

Ward:
**Chelsfield And Pratts
Bottom**

Address : 28 Warren Road Orpington BR6 6HY

OS Grid Ref: E: 545807 N: 164347

Applicant : Mr Tom Devine

Objections : YES

Description of Development:

Addition of first floor to form 2 storey house and part one/two storey rear extension and porch canopy

Key designations:

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

Proposal

The proposal seeks enlargement of the existing detached bungalow to form a two-storey house. The extension will project by approximately 5.7m rearward beyond the existing ground floor, whilst a new first floor will be added above the eastern side of the ground floor extension, and maintain a separation of approximately 7.2m to the western boundary (adjoining No 26A). The existing protrusion along the eastern flank wall will be straightened. The overall extension will maintain a separation of 2.0m in respect of the western boundary adjoining No 26A, and 1.4m along the eastern boundary (adjoining No 30).

The existing maximum ridge height would be raised from 6.3m to a maximum of 8.5m (this figure allowing for the sloping nature of the site).

Location

The dwelling is situated along the southern side of Warren Road. The neighbouring house to the east, No 30, forms one half of a pair of two storey semis, whilst the dwelling to the west, No 26A, comprises a chalet-style dwelling which contains three flank roof dormers which face the application site.

The site is characterised by its sloping elevations which drops down from south to north and east to west. This means that the footprint of the existing dwelling is

elevated relative to the public highway along Warren Road and the properties to the west.

Comments from Local Residents

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

- overbearing
- loss of light
- loss of aspect and outlook
- impact on streetscene
- excessive scale is out of local character
- excessive footprint and height
- adverse precedent for overdevelopment
- proposal will deprive area of a much-needed bungalow
- development will have an adverse impact on highway safety
- pedestrian safety would be paramount if building works occur
- overdevelopment
- drawings do not accurately reflect distances to the flank boundaries
- streetscene levels inaccurately reflected in the schematic streetscene
- plans are inaccurate
- level difference is greater than indicated
- disturbance resulting from building works

All local representations, including letters and emails are available to view in the planning file.

Comments from Consultees

Not applicable

Planning Considerations

Policies BE, 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

There is no relevant planning history concerning the application site.

Conclusions

The main issues for consideration relate to the impact of the proposal on local character and neighbouring amenity.

The existing dwelling forms a detached bungalow of understated appearance which is flanked to its western side by No 26A, a chalet-style dwelling characterised by a central gable and dormers along its western roof slope; and along its eastern side by a pair of two storey semi-detached houses of substantial size. These site characteristics provide important considerations in assessing the overall impact of the proposal.

Whilst it is noted that this proposal seeks a substantial enlargement of the existing dwelling in order to create a two storey house of conventional design, the site characteristics are considered such that the proposal is deemed to be acceptable. The principal concerns have been raised from the residents either side of the application site, occupying the properties at Nos. 26A and 30.

In regard to the impact on No 26A, although concerns have been raised on the basis that the proposal will appear overbearing and lead to a loss of light, it is considered that the relationship between the two properties will not lead to a significant diminution of neighbouring amenity. The property at No 26A has been inspected and it is noted that the dwelling incorporates three dormers along its eastern roof slope, all of which face the application site; these serve a bedroom at the front NE corner of the house (which also benefits from a front-facing window), the central flank dormer serves a study/play area, and the rear-most dormer contains frosted glass and serves a bathroom. The height of the extended dwelling at No 28 will be staggered so that the two storey element will be set 4.0m away from the boundary with No 26A - in line with the existing pitched roof. The western side of the enlarged house will remain single storey and incorporate a shallow pitch. Notwithstanding the nature of the flank dormer windows (two of which do not serve habitable rooms, and a third which complements a front-facing bedroom window), it is not considered that the higher roof pitch will appear so visually dominant or out of place within such a suburban setting as to justify refusal. The flank-to-flank separation between Nos. 26A and 28 is considered satisfactory so as to prevent a significant loss of light arising. At the rear, the enlarged dwelling at No 28 will maintain a similar building line as No 26A, and the proposed first floor addition within the enlarged house will be set well away from the boundary between the two houses. Furthermore, no windows are proposed along the first floor western elevations which would limit any overlooking.

In respect of the potential impact of the proposal on No 30 a minimum 8.0m separation to the boundary with No 28 will be maintained, with much of the area between the two houses occupied by a landscaped garden area which serves the neighbouring dwelling. Taking account of this substantial separation, it is considered that the enlarged dwelling will not appear so visually dominant from the side of No 30 to warrant refusal. However, in order to prevent overlooking, Members are advised to include a condition requiring the use of obscure glazing along the first floor eastern elevation of No 28.

Turning to its design, it is considered that the enlarged dwelling will maintain a broad consistency with surrounding houses in the streetscene, particularly in terms of its ridge height which will follow existing contours and maintain a balance with the two houses either side. Furthermore, its elevational treatment is considered to be sympathetic in regard to local character.

Taking the above into consideration, Members are advise to grant planning permission.

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.

as amended by documents received on 11.09.2014

RECOMMENDATION: PERMISSION

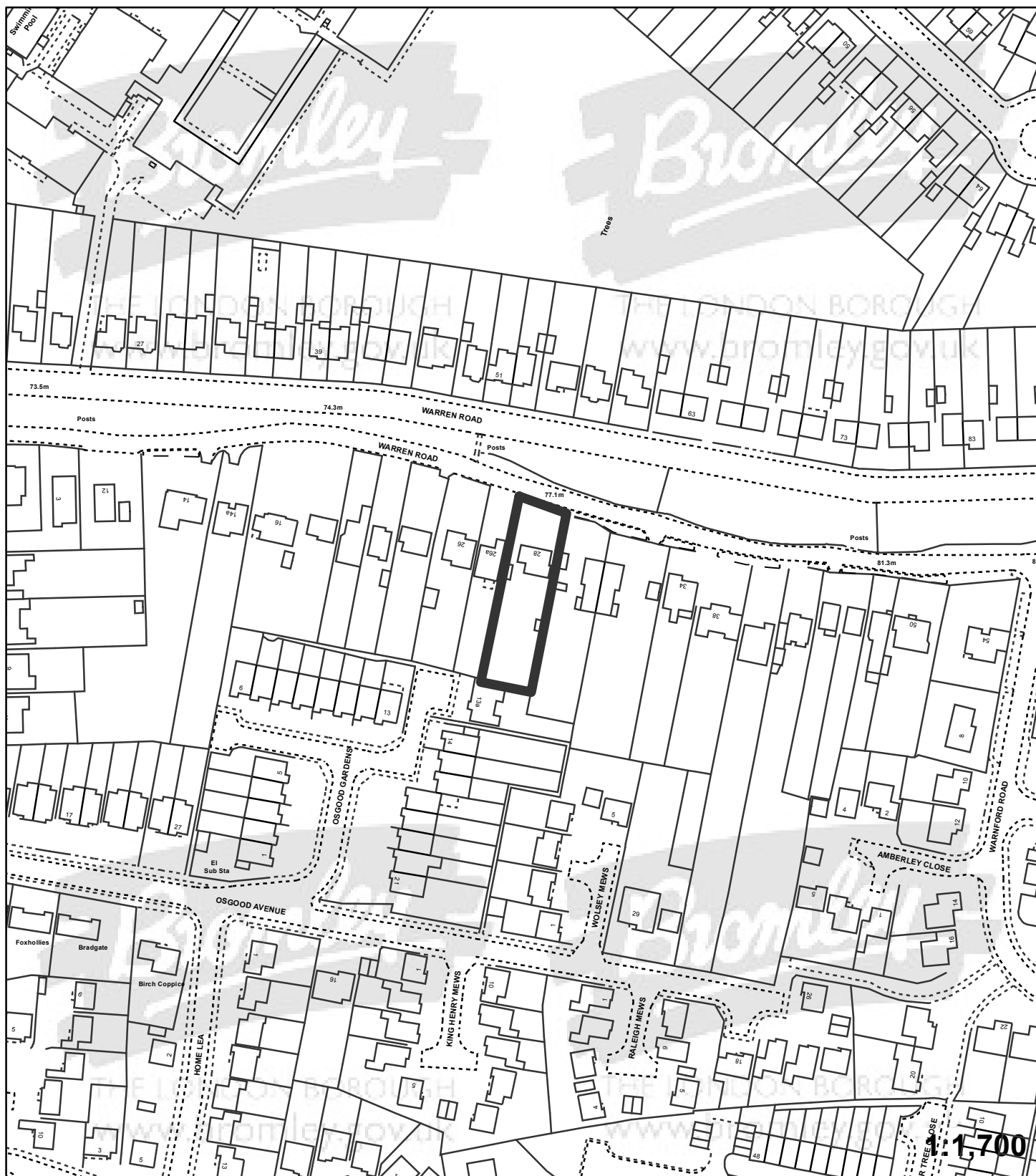
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACH29 Construction Management Plan
 ACH29R Reason H29
- 3 ACC04 Matching materials
 ACC04R Reason C04
- 4 ACI12 Obscure glazing (1 insert) along the first floor eastern
 elevation
 ACI12R I12 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) first floor flank extension
 ACI17R I17 reason (1 insert) BE1
- 6 ACK01 Compliance with submitted plan
 ACC03R Reason C03

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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"