

SECTION '2' – Applications meriting special consideration

Application No : 14/02945/FULL6

Ward:
Orpington

Address : 23 Wyvern Close Orpington BR6 9DX

OS Grid Ref: E: 546811 N: 165220

Applicant : Mr Mark Hewlett

Objections : YES

Description of Development:

Single storey side/rear extension and roof extension incorporating gable ends/front gable and dormers to front and rear

Key designations:

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

Proposal

- The proposal will provide a side/rear extension to the house that will square off the dwelling. A front replacement bay window will be provided with a gabled front roof.
- The main roof of the dwelling will be raised in height from 6.0m to 7.3m with barn ended roof sections and front and rear dormers in order to create a two storey dwelling.

Location

The site comprises a single storey detached dwelling, that forms one of a set of similar bungalows on this side of Wyvern Close. To the north, there is a newer development of two storey dwellings. The wider area is comprised by predominantly detached dwellings set within spacious plots.

Comments from Local Residents

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

- inaccuracies on the boundary positions on the plans
- impact on amenities due to increase in height and bulk proposed
- loss of light and overshadowing
- visual impact from vertical side wall

Comments from Consultees

None.

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
H9 Side Space

The National Planning Policy Framework and the Council's adopted Supplementary Planning Guidance documents are also considerations.

Planning History

Planning permission was refused under ref. 14/01577 for a single storey side/rear extension and roof extension incorporating gable ends/front gable and dormers to front and rear. The refusal grounds were as follows:

'The proposed extension, by reason of its siting and design and height increase, would result in a loss of light to the flank windows of No. 21 Wyvern Close and would thereby have a detrimental impact on the amenities currently enjoyed by the occupants of this neighbouring property, contrary to Policies BE1 and H8 of the Unitary Development Plan.

The proposed extension, by reason of its design and bulky front gable, would result in an excessively prominent feature within the street scene and would impact harmfully on the character of the house and the wider area, contrary to Policies BE1 and H8 of the Unitary Development Plan.'

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 dwelling forms the end house of a group of bungalows on this side of Wyvern Close and is adjacent to two storey newer development. The provision of a first floor and a two storey appearance would not therefore appear out of character and the overall height increase would result in a similar height to these newer adjacent developments. The proposal would, however, introduce a large front gable feature that would be prominent within the street scene and would be harmful to the character of the area. This feature was objected to under ref. 14/01577 and has not been altered from the previous scheme.

The dwelling is well separated from No. 25 and would not impact on the amenities of this property, which possesses no facing flank windows. The increase in bulk

and height would impact on the side windows of No. 21, and although this dwelling is separated from the proposal by a side driveway, these windows would experience a loss of light due to their orientation to the west of the application site. This impact is considered to be harmful to the amenities currently enjoyed by No. 21. The proposal has been reduced in bulk following the recent refusal, with the gable ended roof replaced with barn ends. This reduction in bulk is considered minimal, and the overall height increase remains the same as the previous scheme. The alterations made to the proposal are not considered to overcome the previous points of concern.

Having had regard to the above it was considered that the development in the manner proposed is unacceptable in that it would result in a significant loss of amenity to local residents and would impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/01577 and 14/02945 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed extension, by reason of its siting and design and height increase, would result in a loss of light to the flank windows of No. 21 Wyvern Close and would thereby have a detrimental impact on the amenities currently enjoyed by the occupants of this neighbouring property, contrary to Policies BE1 and H8 of the Unitary Development Plan.
- 2 The proposed extension, by reason of its design and bulky front gable, would result in an excessively prominent feature within the street scene and would impact harmfully on the character of the house and the wider area, contrary to Policies BE1 and H8 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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