

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

Application No : 14/03291/FULL6

Ward:
**Chelsfield And Pratts
Bottom**

Address : Pentlow Rushmore Hill Orpington BR6
7NQ

OS Grid Ref: E: 547272 N: 162098

Applicant : Mr And Mrs Andrew Cook

Objections : YES

Description of Development:

First floor side extension, single storey side and rear extensions

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
Green Belt
London City Airport Safeguarding
Local Distributor Roads

Proposal

The proposal will provide a first floor side extension to the southern side of the dwelling and a ground floor extension to the northern flank. The two storey roof will be hipped and lower than the main roof of the house. To the rear of the house, the existing conservatory will be replaced with a flat roofed rear extension spanning the entire width of the house with a height of 3.1m. The single storey side extension will also have a low flat roof.

Comments from Local Residents

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

- impact on light and overshadowing
- excessive bulk and scale, detracting from local character
- overlooking and loss of privacy

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
- G1 Green Belt
- G4 Dwellings In The Green Belt Or On Metropolitan Open Land

London Plan Policy 5.12 - Managing Flood Risk

The National Planning Policy framework is also a consideration.

Planning permission was refused under ref. 14/01924 for a first floor side and part one/two storey side and single storey rear extensions. The refusal grounds were as follows:

'The proposal does not comply with the Council's requirements for a suitable side space to be maintained to the flank boundary in respect to two storey development, in the absence of which the proposal would constitute a cramped development, out of character with the street scene in general and contrary to Policies BE1, H8 and H9 of the Unitary Development Plan.

The proposed side extension, by reason of its design and proximity to the neighbouring dwelling at Highfield, would result in a harmful loss of light and outlook that would be detrimental to the amenities of this neighbouring dwelling, thereby 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 rural character of the Green Belt and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The proposed extension will add a greater than 10% floor area to the original building and will therefore not comply with Policy G4 of the UDP. In line with the NPPF, the Council must also assess whether the development would add a disproportionate amount to the original building. The dwelling has not been extended in the past, other than a single storey rear extension that would be replaced by the proposed development. The scale and bulk of the additions are not considered excessive and the building is set within a ribbon of development within the Green Belt. The development would not encroach onto currently open areas of

Green Belt land and it is considered on balance that the openness and rural character of the area would not be significantly harmed.

It is therefore considered that although the proposal would cause principle harm under the tolerances of Policy G4, the development would not cause an actual harm to the openness of the Green Belt. The proportionate nature of the extension would be compliant with the criteria of the NPPF and the bulk added by the extension would not be disproportionate to the original house.

The proposal will introduce a two storey side extension to the dwelling. The southern flank extension will provide a 1.25m side space to Shenvala, which will experience some visual impact to the ground and first floor side windows. Shenvala is sited to the south and therefore no loss of light will be experienced. The impact on this side window is considered to be suitable, in light of the separation.

To the north, the opposite side extension will be sited in close proximity to the flank boundary however this has been reduced in height from the previous proposal and is now proposed to be single storey only. The side door and windows would be affected by the extension adjacent to the boundary, however the low height and bulk is considered not to impact significantly detrimentally in this case.

The proposed rear extension will be a low height and rear projection, thereby not impacting on the amenities of either neighbouring dwelling. The extension would be well separated from either neighbour and would not impact detrimentally on the light or outlook from these dwellings.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a detrimental impact on the rural character of the Green Belt and would not impact harmfully on the amenities of neighbouring properties.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACI12 Obscure glazing (1 insert) in the first floor flank elevation
 ACI12R I12 reason (1 insert) BE1
- 4 ACI17 No additional windows (2 inserts) flank extensions
 ACI17R I17 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.

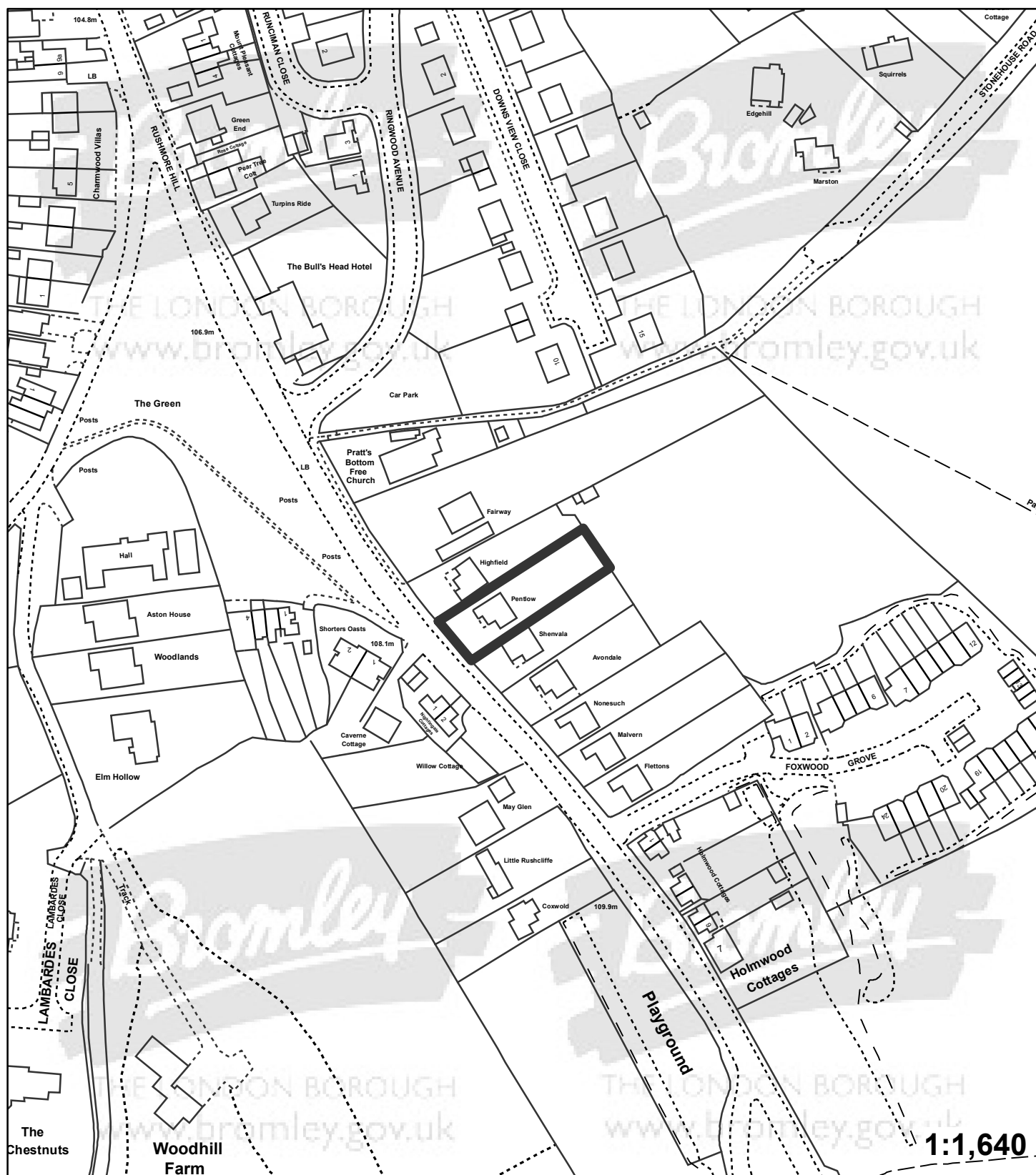
INFORMATIVE(S)

- 1 The applicant is advised that the site lies within a Flood Risk area and that it is the responsibility of the applicant to ensure that the measures proposed to prevent flooding are undertaken to a satisfactory standard. The applicant is advised to contact The Environment Agency for further advice and information.

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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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