

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

Application No : 14/02722/FULL6

Ward:
Orpington

Address : 103 Eton Road Orpington BR6 9HH

OS Grid Ref: E: 547202 N: 164625

Applicant : Mr James Thomas

Objections : NO

Description of Development:

Part one/two storey front/side and single storey rear extensions and side elevational alterations

Key designations:

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

Proposal

The proposal comprises of the following elements:

- part one/two storey front and side extension which will project approximately 3.5m sideward at two storey height. A 3.3m wide garage will be linked onto the two storey side extension, although the front part of the garage will be separated from the main dwelling. The proposed extensions at the front/side will project 1.3m forward beyond the existing part of the dwelling, replacing an existing porch
- single storey rear extension adjacent to the NE boundary projecting 4.0m in depth

The application is supported by a Planning Statement.

Location

The application site is situated at the eastern end of Eton Road, at the junction of Eton Road and The Highway.

Comments from Local Residents

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

Comments from Consultees

Not applicable.

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

Planning History

Under ref. 14/00831, an application for a part one/two storey front/side and single storey rear extensions and elevational alterations was refused on the following ground:

"The proposed front/side extension, by reason of its excessive width and site coverage, would constitute an overdevelopment of the site, harmful to the symmetrical appearance of this pair of semis, detrimental to the amenities of neighbouring properties and harmful to the character of the area, contrary to Policies BE1, H8 and H9 of the Unitary Development Plan."

This application is currently the subject of an appeal. Members will be advised of any progress regarding the appeal status at the meeting.

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 dwelling forms one half of a pair of semis situated at the corner of Eton Road and The Highway. Although both houses have undergone modification and the adjoining semi has been extended, the pair maintain much of their original symmetry and are characterised by their spacious setting and separation to the highway.

Under ref. 14/00831, concerns were raised in respect of the overall size and sideward projection of the proposed front/side extension, in particular the first floor element which was proposed to extend to 4.1m in width - more than half the width of the original part of the dwelling. It was considered that the enlarged dwelling would appear cramped within the plot and would constitute an overdevelopment of the site. In addition, it was considered that the first floor extension would be especially harmful to the symmetrical appearance of this distinct pair of semis which are prominently situated within this corner site. No objections were raised in respect of the impact on neighbouring amenity, given the relationship to

neighbouring properties. It is noted that a single storey rear extension has been added to the adjoining semi at No. 28 The Highway which will obscure much of the proposed extension from that side.

In contrast to the application refused under ref. 14/00831, the overall footprint and bulk of the proposal has been refused somewhat: the changes have involved a separation between the front part of the proposed garage and the remainder of the garage to ensure some visual separation between the two elements; the width of the two storey side extension has been reduced from 4.0m to 3.5m, and the roof above the two storey side extension aligns with the existing roof, rather than having a lower ridge line as previously proposed.

Taking account of the changes referred to above, it is considered that the design of the proposal has been sufficiently modified to ensure that this pair of houses will maintain a more symmetrical appearance, and that the overall reduction in bulk and floor area will result in a less cramped form of development.

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 significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on the files refs 14/00831 and 14/02722 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

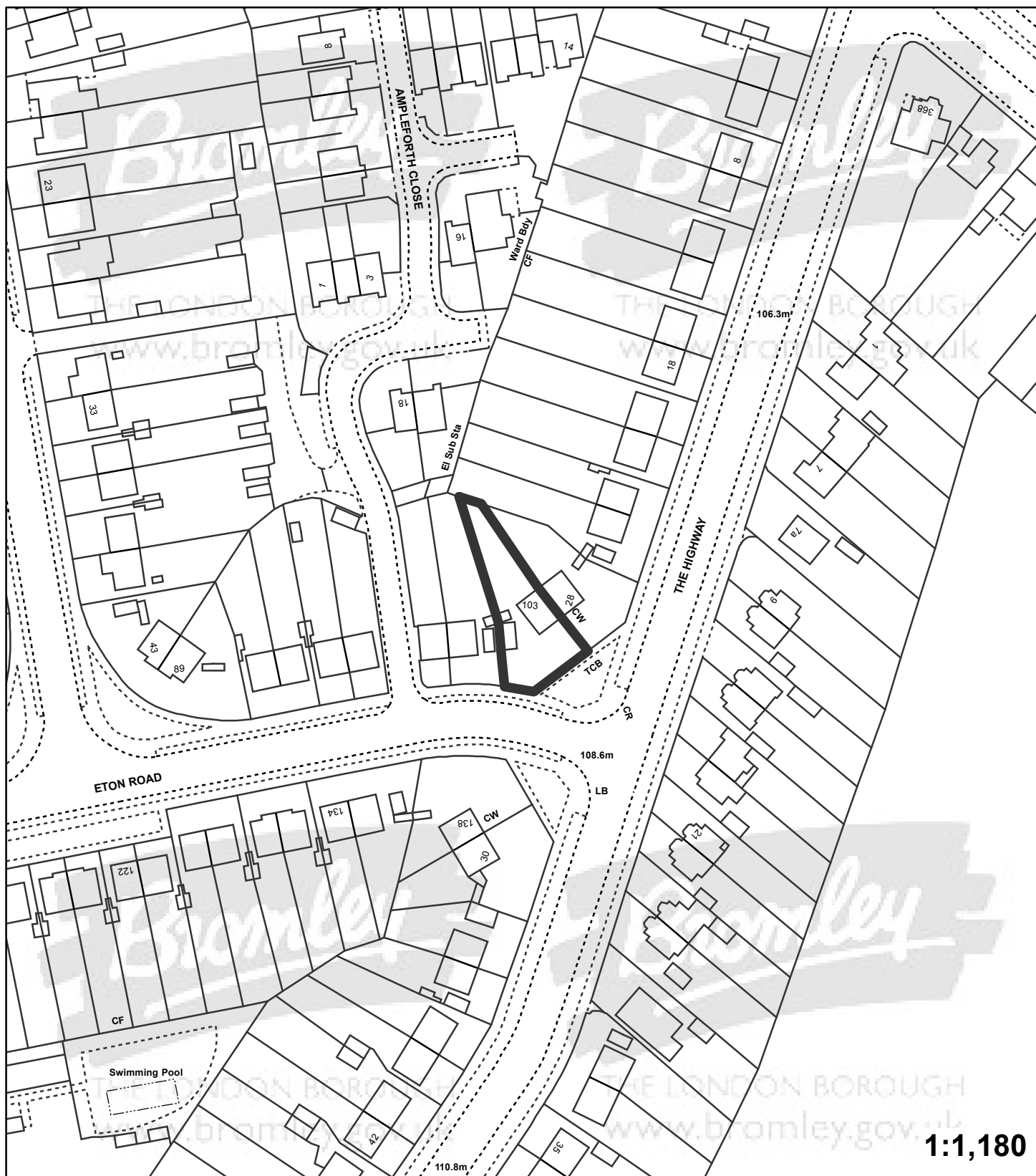
Subject to the following conditions:

- | | | |
|---|--------|--|
| 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 |
| | ACC03R | Reason C03 |

Application:14/02722/FULL6

Address: 103 Eton Road Orpington BR6 9HH

Proposal: Part one/two storey front/side and single storey rear extensions and side elevational alterations



"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.