

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

Update

Members will recall that this application was deferred without prejudice at Plans Sub Committee on 23rd October 2014 in order to seek amendments to the design of the roof to reduce the overall height and bulk. Amended plans were received on 7th November 2014 and the report has been updated to reflect the changes.

Proposal

- The proposal will provide a single storey side/rear extension to the house that will square off the dwelling, and a replacement bay window will be provided to the front elevation at ground floor level. This will have a gabled front roof.
- The roof ridge of the host dwelling will be raised in height from 6.0m to 6.1 metres at the front elevation and 6.3 metres at the rear elevation (due to the land level of the site sloping away towards the rear) with barn end roof sections and front and rear dormers in order to create roof space accommodation and ultimately a first floor level.
- The maximum height of the ridge of the roof has been reduced by 1.2 metres when compared with the previously deferred scheme.

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:

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.

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 has been amended in order to reduce the height of the front gable feature so this now has a maximum height of 5.4 metres, which is now only 0.75 metres below the main ridge height, and as a result of the reduction in height it will no longer be a dominant feature within the streetscene. As part of the previously refused scheme, ref. 14/01577, the front gable feature was cause for concern, however the current altered gable feature will not detract from the character of the area and will be more in keeping with the resulting style of the host dwellinghouse.

The overall reduction in height of the main roof has also reduced the impact upon the streetscene and it is no longer considered to constitute a top-heavy addition to the host dwelling.

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 of the roof of the host dwelling will have some impact upon the side windows of No. 21, however as the overall height of the resulting roof has been reduced by approximately 1.2 metres following deferral by Members on 23rd October 2014, and the separation between the flank elevation of the host dwelling of 2.7 metres to the property boundary shared with No.21, along with a further separation from the property boundary to the flank of No.21 due to the driveway, the impact upon the windows in the flank elevation of No.21 will be kept to a minimum.

The overall proposal has been reduced in bulk and height following the recent deferral by Members. The ridge height of the resulting roof has been lowered so that it is now only 0.1 metres higher than the highest point of the original roof at the front elevation, the front gable feature has been lowered by a significant amount, and as such the overall bulk of the new roof has been reduced. On balance, it is therefore considered that the alterations to the proposed scheme now render the application favourable, unlikely to have a detrimental impact upon the amenities of the residents of the neighbouring properties, and will ensure that the resulting dwelling will now blend into the existing character of the streetscene. The alterations that have been made to the proposal are now 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.

as amended by documents received on 07.11.2014

RECOMMENDATION: PERMISSION

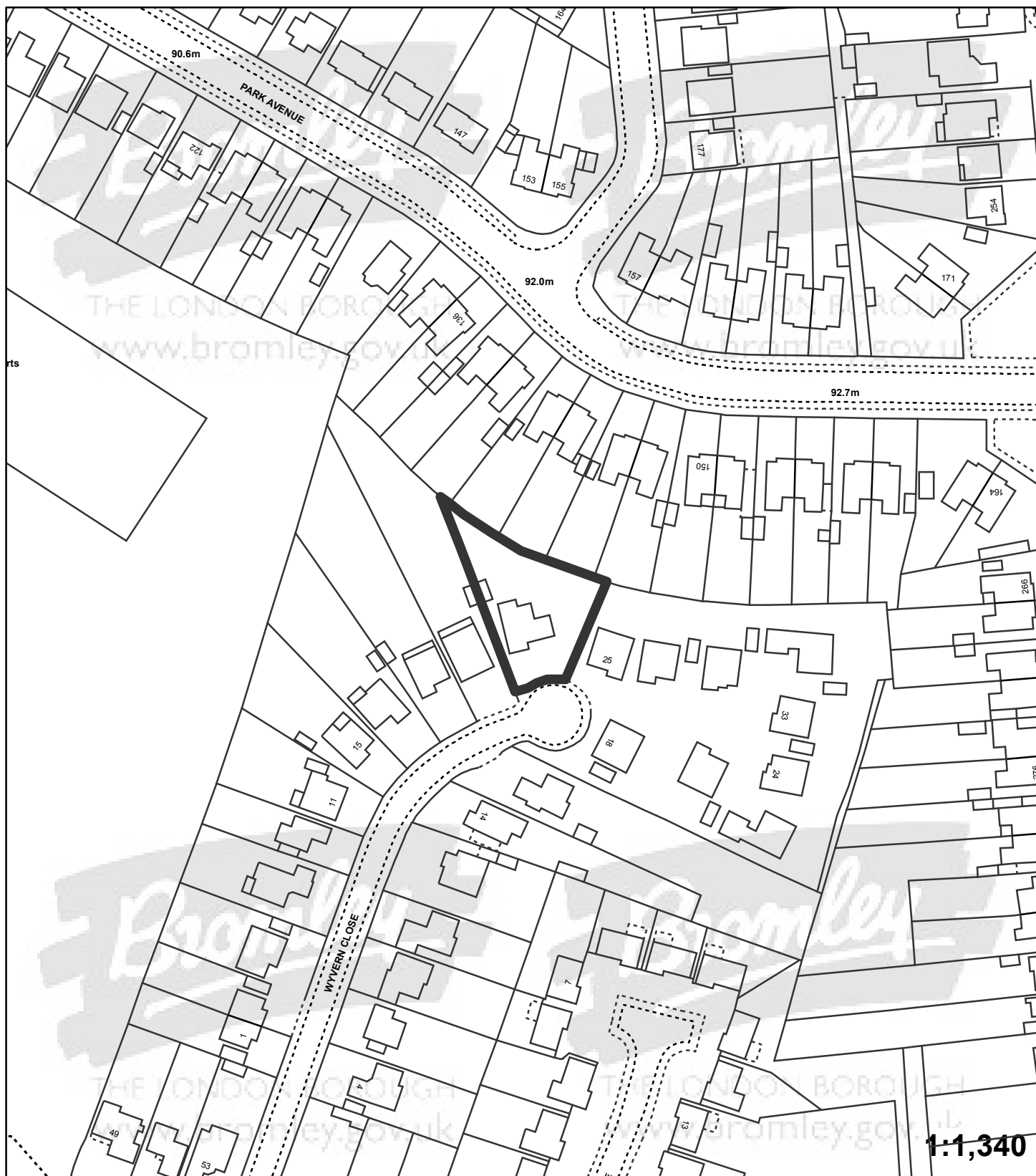
Subject to the following conditions:

- | | | |
|---|--------|--|
| 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 |
| | ACC01R | Reason C01 |

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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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