

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

Application No : 14/03519/FULL6

Ward:
Petts Wood And Knoll

Address : 46 Crest View Drive Petts Wood
Orpington BR5 1BY

OS Grid Ref: E: 544050 N: 167764

Applicant : Ms Nina Hinds

Objections : NO

Description of Development:

Part one/two storey rear extension and side elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding

Proposal

This application was deferred without prejudice from the meeting on 6th November in order to seek the provision of a 1m side space to the flank boundary with the adjoining semi (No.44) for the full height of the rear extension. The applicant has confirmed that they do not wish to make revisions to the proposals, but wish to point out that the extension complies with the 45 degree angle rule in relation to the first floor rear windows at No.44, and that the proposals would not have a detrimental impact on the neighbouring property in terms of light, outlook and space.

The earlier report is repeated below:

The proposals comprise a part one/two storey rear extension which would project 3.83m to the rear at ground floor level, and between 1.5-3.73m to the rear at first floor level. Immediately adjacent to No.44, the extension would project 1.5m to the rear at first floor level, and would have a flat roof, whilst 2.3m further away, the first floor would project 3.73m to the rear and would have a pitched roof.

No windows are proposed in the flank elevations of the extension, although two windows would be installed in the western flank elevation of the existing dwelling (at ground and first floor levels) which would be obscure glazed.

Location

This semi-detached property is located on the northern side of Crest View Drive, and has a 43m deep rear garden.

The adjoining property to the east (No.44) has a 3.8m deep single storey rear extension permitted in 1989 which abuts the boundary with No.46.

Comments from Local Residents

No local objections have been received to date.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

BE1 Design of New Development
H8 Residential Extensions

This application has been called in by a Ward Member.

Planning History

Permission was refused in June 2014 (ref.14/00674) for a part one/two storey rear extension and elevational alterations on the following grounds:

- 1 The proposal, by reason of its size and rearward projection, would result in a detrimental impact and loss of amenity to the occupiers of No.44, and be detrimental to the residential amenities of the occupiers of this dwelling, by reason of loss of outlook and loss of light, thereby contrary to Policy BE1 of the Unitary Development Plan.
- 2 The proposal constitutes a cramped overdevelopment of the site, resulting in a retrograde lowering of the standards of the area, contrary to Policies H9 and BE1 of the Unitary Development Plan.

No appeal was lodged against the refusal.

Conclusions

The main issues in this case are the effect of the proposals on the character of the surrounding area, and on the amenities of the occupants of surrounding residential properties.

The current scheme differs from the previously refused scheme in that the ground floor element would now project only 3.83m to the rear (as opposed to 4.5m) to come in line with the single storey rear extension at the adjoining property (No.44). The first floor element of the proposals would remain the same.

With regard to the impact on No.44 (the adjoining semi), the extension would now project 3.83m to the rear at ground floor level, and would still project only 1.5m to the rear at first floor level immediately adjacent to No.44, with the deeper first floor element set back 2.35m from the side boundary. No.44 has a similar depth single storey rear extension adjacent to the boundary, and the ground floor part of the extension would not now project beyond this. Outlook from and light to the rear first floor windows of No.44 are not considered to be unduly affected, and no loss of privacy would occur.

No.48 to the west has not been extended to the rear, but is set back at least 1m from the side boundary with No.46. The proposed rear extension to No.46 would be set back 1.5m from this boundary, giving a gap of at least 2.5m between the dwellings, and although some loss of outlook to the rear of No.48 may occur, this has been reduced in the revised scheme and is not considered to be unduly harmful.

A first floor window is proposed to the western flank elevation of the existing dwelling facing No.48, but it would be obscure glazed to protect the privacy of the adjacent residents.

With regard to the impact of the proposals on the character of the surrounding area, the property lies on a sizeable plot with a 43m deep rear garden, and the proposals are not, therefore, considered to result in an overdevelopment of the site. The proposed extension is confined to the rear and would not, therefore, appear cramped nor impact on the spatial standards or visual amenities of the street scene.

In conclusion, the proposed rear extension is not considered to have a detrimental impact on the character of the surrounding area nor on the amenities of neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

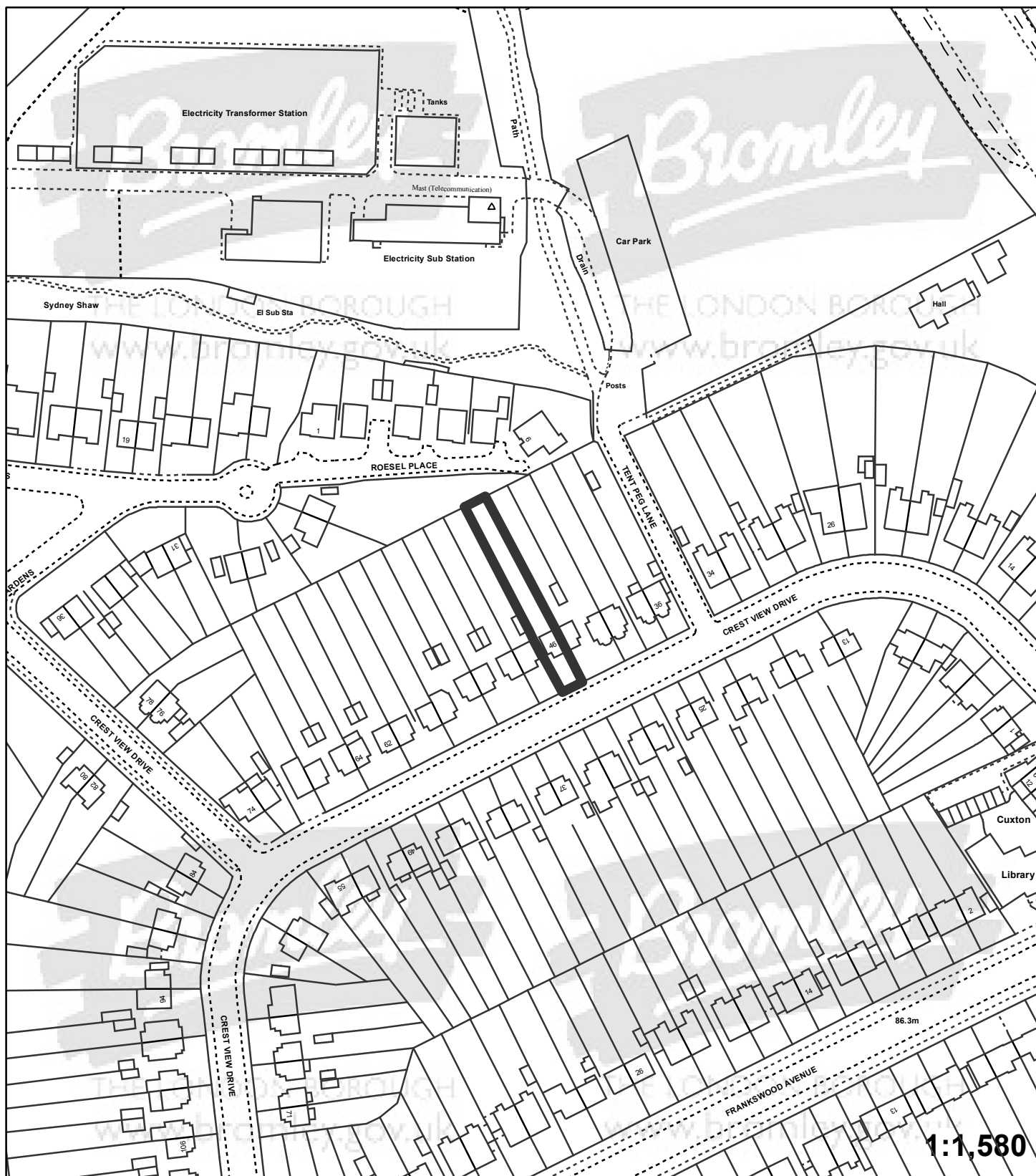
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 Before the development hereby permitted is first occupied, the proposed window(s) at first floor level in the western flank elevation of the existing dwelling shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
 ACI12R I12 reason (1 insert) BE1
- 4 ACI13 No windows (2 inserts) first floor flank extension

5 ACI13R I13 reason (1 insert) BE1
 ACK01 Compliance with submitted plan
 ACK05R K05 reason

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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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