

SECTION '2' – Applications meriting special consideration

Application No : 14/02763/FULL6

Ward:
Orpington

Address : 90 Spur Road Orpington BR6 0QN

OS Grid Ref: E: 546599 N: 165758

Applicant : Mr A Mgbedike

Objections : YES

Description of Development:

Single storey front/side/rear extension (amendment to permission granted under ref 12/03297)

RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency

Proposal

Planning permission is sought retrospectively for a single storey front/side/rear extension. Planning permission was originally granted under ref.12/03297 for a similar scheme however the extension was not built in accordance with the approved plans. This application seeks to regularise the current situation by applying for the entire extension. The changes are summarised as follows:

- changes to pitch of the front section of the extension
- insertion of 2 rooflights in rear roofslope of the extension
- elevational alterations which include change to the front door design and layout of windows and doors on rear elevation
- additional window in ground floor western elevation (obscure glazed and stated to be non-opening)

Location

Site relates to a two storey semi-detached property located on the south side of Spur Road. The properties are well set back from the highway and the area is characterised by semi-detached dwellings of similar design and size.

Comments from Local Residents

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

- application is unclear
- window in the side overlooks into No.88
- other items departing from previously approved plans not included in retrospective application
- incorrect information regarding No.88 on website
- query about planning application process- length of time taken to deal with query
- boundary issues
- privacy- window has been installed with four openers
- directly overlooks patio
- kitchen has sufficient light
- not 'environmentally green' as stated by applicant
- there are rear windows to help with ventilation
- changes to the extension include- removal of parapet with guttering overhanging boundary; two velux windows in rear roofslope; three vent tiles in side pitched roof and one vent tile in rear roofslope; steps down into garden; configuration of rear windows
- pathway has been constructed, encroachment on boundary and impact on adjacent property
- do not agree with permission being granted for an obscure, non-opening window (could be changed at later date)
- window should be removed
- fence should be re-installed
- step should be changed so does not overlap

A full copy of the letters summarised above can be viewed in the file.

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

Planning History

Planning permission was granted under ref. 12/03297 for a single storey front/side/rear extension.

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 extension granted planning permission under ref.12/03297 has now been constructed but not in accordance with the approved plans. The current application seek to rectify the situation by seeking retrospective permission. The majority of the changes, such as the alterations to the doors and windows at the front and rear, the rear rooflights and changes to the roof design are minor in scale and Members may consider these elements of the proposal acceptable.

However, concerns have been raised by local residents in particular to the insertion of the ground floor window in the western flank. From visiting the site the window is obscure glazed, with no view out from the window. The applicant stated that the window has been sealed shut although from visiting the site it is evident that the window does have the potential to be opened due to its design. On the basis that there is no view out of the window at present it is recommended that planning permission is granted. However, if Members are minded to grant permission it is recommended that this is only done on the basis that the window remains obscure glazed and non-opening.

Having had regard to the above it was considered that the siting, size and design of the proposed extension 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 file ref. 12/03297, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

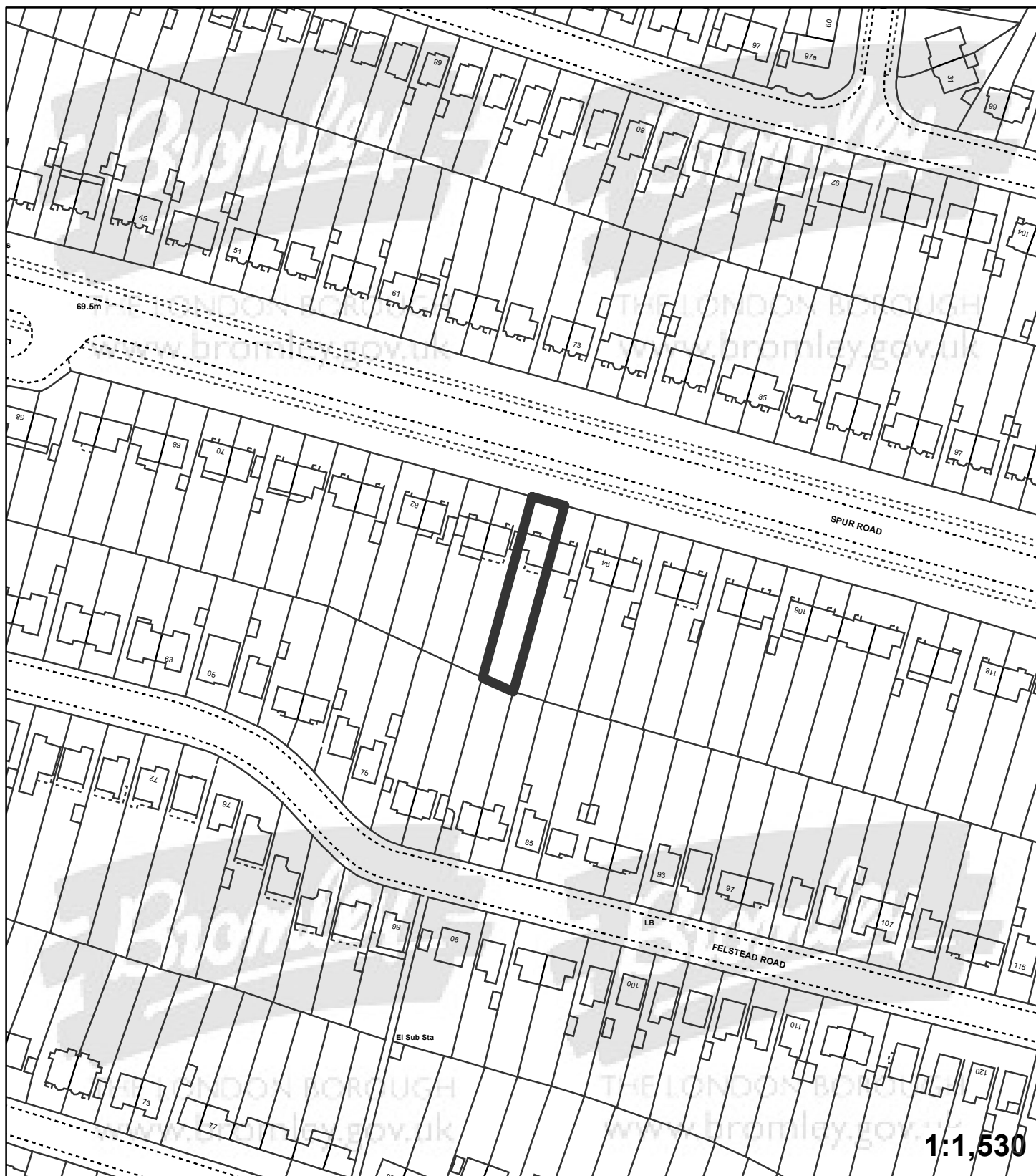
- 1 The permitted ground floor window in the western flank elevation shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening and shall subsequently be permanently retained as such.

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

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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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