

SECTION '2' – Applications meriting special consideration

Application No : 14/03814/FULL6

Ward:
Orpington

Address : 74 Avalon Road Orpington BR6 9BA

OS Grid Ref: E: 547308 N: 165575

Applicant : Mrs Pamela Bowen

Objections : NO

Description of Development:

Two storey side and single storey rear extensions and pitched roof to front

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

Planning permission is sought for the following:

- a two storey side extension
- a single storey rear which would have a flat roof and project 4m in depth
- pitched roof to front above the front door and existing bay window

The application is presented to Members as the proposed two storey extension will only retain 0.2m side space up to the boundary the flank boundary. At present there is an existing single storey garage constructed up to the boundary.

Location

The application property is a two storey semi-detached house located on a corner plot. The site faces Avalon Road with the side of the property facing Berrylands. There is a grass verge measuring 5m which runs alongside the site and existing pavement.

Comments from Local Residents

Nearby residents were notified of the application but no comments were received.

Comments from Consultees

None.

Planning Considerations

The main policies relevant to this case are Policies H8 (Residential Extensions), Policy H9 (Side Space) and BE1 (Design of new development) of the Unitary Development Plan which relate to the design of residential extensions and development in general.

Planning History

There is no recent planning history at the site. Planning permission was granted for the attached garage in 1984 under ref. 84/02504.

Conclusions

The main issues to be considered in this case are the impact of the proposal on the amenities of adjoining neighbours, the impact of the extensions on the host building and wider street scene.

The proposed two storey extension would replace an existing single storey garage at the side. The extension would retain a 0.2m side space to the south-eastern boundary fronting onto Berrylands. Although this is less than the 1m side space normally required to be maintained to the boundary for two storey extensions by Policy H9 of the UDP, Members may consider that given the siting of the proposed extension on the corner plot and the wide grass verge (5m) which would separate the development with the footpath, the extension would not appear cramped in appearance.

In terms of design, the existing property has a gable style roof. The proposed two storey side extension would have a half hip style roof which would reduce the amount of roof bulk. Members may consider that the proposed design of the extension is in-keeping with the host building and unlikely to detrimentally unbalance the pair of semi-detached properties.

The proposed single storey rear extension would have a flat roof and project 4m to the rear of the building. The proposed rear extension would replace an existing smaller conservatory. The neighbouring property at No. 72 also benefits from an existing single storey rear extension and on this basis Members may agree that the extension is unlikely to result in a detrimental impact upon the amenities of this resident.

The proposed pitched roof at the front of the property is modest in size and Members may consider this part of the proposal in-keeping with the host dwelling.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/03814 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

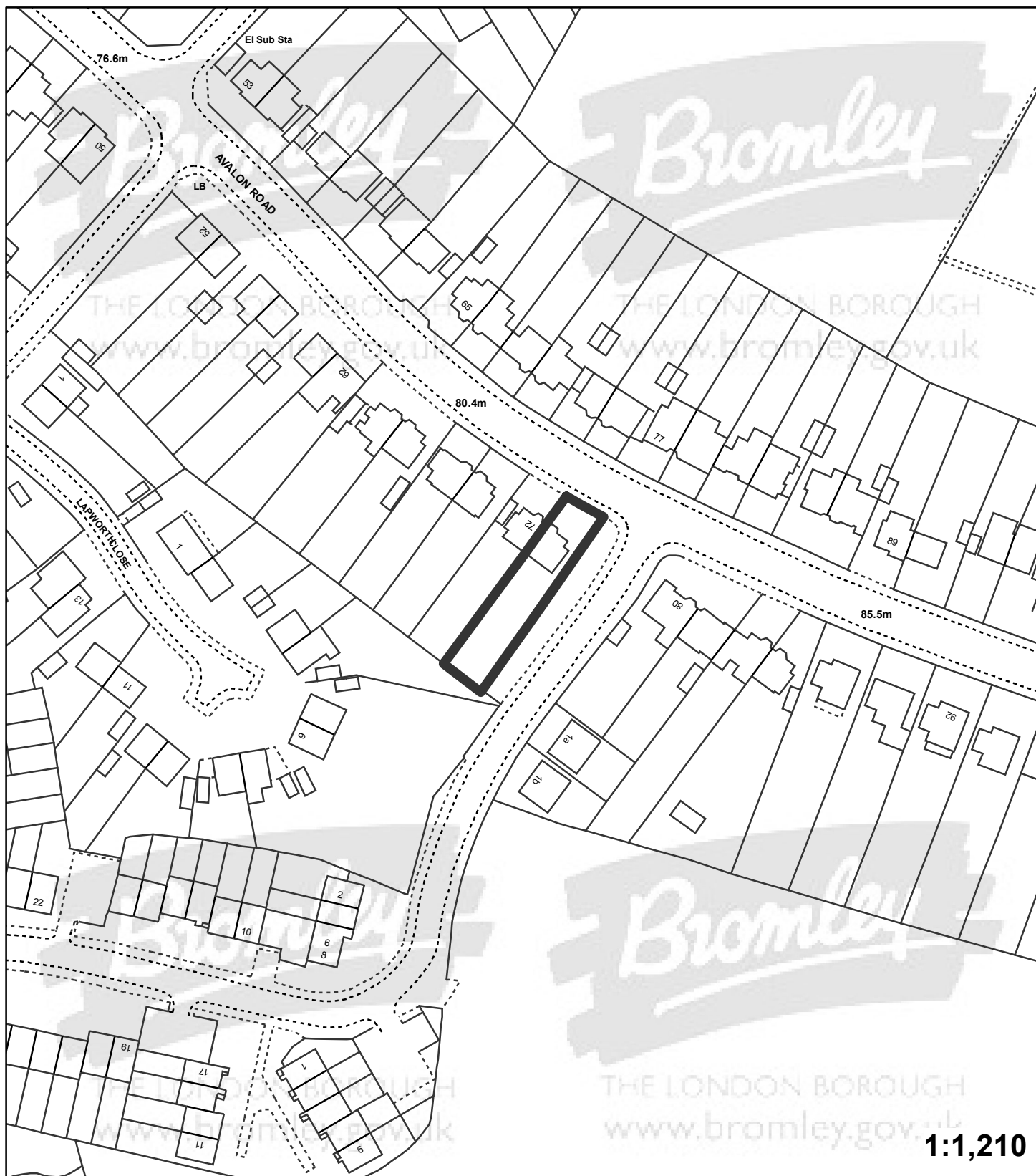
Subject to the following conditions:

- | | | |
|---|--------|--|
| 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 |
| | 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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