

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

Application No : 14/04163/FULL6

Ward:
Farnborough And Crofton

Address : 54 Lansdowne Avenue Orpington BR6
8JU

OS Grid Ref: E: 543804 N: 166185

Applicant : Mr & Mrs Whitby

Objections : NO

Description of Development:

Part one/two storey side, single storey rear and first floor front extensions

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
Flood Zone 2
London City Airport Safeguarding
Sites of Interest for Nat. Conservation

Proposal

- The proposal is for a one/two storey side extension with a single storey rear and first floor front extension.
- The proposed two storey side extension will utilise the area to the side of the building and will retain no side space to the southern flank boundary. The two storey side extension is 3.9m in width and 8.9m in length.
- The extension will also host a two storey gabled projection to the centre of the front elevation projecting by 1.4m facilitating an extension to the upstairs bedroom 3 and downstairs hallway.
- A single storey rear extension is also proposed projecting 2.2m from the rear elevation and 8.4m in width. The extension is sited towards to the south of the rear elevation away from the adjacent property 52 Lansdowne Avenue.
- The extension will be constructed beneath a duo pitched interlocking tiled roof with a pitched roof to the single storey rear extension. The proposed window design is as so far as practical matching to the existing dwelling.

Location

The site is located to the far northern end of Lansdowne Avenue, close to the entrance of Bramley Close. The site currently hosts a large detached property set

back from the main highway with off street parking capabilities for two cars to park off street facilitated by an area of hard standing to the front elevation. The topography of the land is predominantly flat.

Properties along Lansdowne Avenue are varying in designs due to a multitude of extensions within the wider streetscene; the neighbouring property number 52 has a two storey gable frontage similar to that proposed within this application. Immediately adjacent to the site lies the entrance way to a pumping station and as such the separation distance to the northern boundary between the host property and the flank southern elevation of number 47 Lansdowne Avenue is approximately 5.7m

Comments from Local Residents

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

Comments from Consultees

One comment was received from the Highways Officer who raised no objections subject to conditions.

Planning Considerations

H9 Side Space
BE1 Design of New Development
T3 Parking

The following Council adopted SPG guidance is also a consideration:

Supplementary Planning Guidance 1 General Design Guidance
Supplementary Planning Guidance 2 Residential Design Principles

The above policies are considered consistent with the objectives and principles of the NPPF.

Planning History

There is no planning history with regards to this site.

Conclusions

Members may consider the main issues relating to the application as being the effect that the proposal would have on the streetscene and the character of the surrounding area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Policy H9 states that when considering applications for new residential development, including extensions, the council will require a minimum of 1 metre space from the side boundary of the site retained for the full height and length of

the flank wall of the building. Although there is no space retained between the southern elevation and the boundary the neighbouring dwelling is in excess of 5 metres from the elevation with a large pathway leading to a pumping station filling the space between. The development would not cause any possible terracing due to the separation distances between the dwellings and the proposed development would not cause a cramped appearance within the wider streetscene. It is considered the separation distance retained allows for high spatial standards and a high level of visual quality to be maintained. Members could find the two storey side extension acceptable.

The two storey front gable extension projects forward from the dwelling by 1.4 metres and does not encroach beyond the established front building line with the adjacent property at number 47. There is evidence of other two storey gable extensions within the wider street scene and as such this design element and extension is found to be acceptable. Members may consider the development to the front elevation does not have an unacceptable impact upon the wider street nor host dwelling.

The single storey rear extension is proposed to be built up to the southern boundary and away from the common side boundary with number 47. The single storey extension has a design considered harmonious with the dwelling and has no unacceptable impact upon neighbouring residential amenity. Members could consider that the minor single storey rear extension has no negative impact upon the surrounding residential properties nor the host dwelling.

Although there is a loss of one parking space due to the development there have been no objections raised by highways due to the nature of the development. A condition has been added in the case permission is granted for full details of car parking and turning space should be completed in line with the submitted plans and also the removal of all permitted development rights concerning the garage and surrounding land. Member may find the onsite parking acceptable.

Having had regard to the above, Members may consider 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.

RECOMMENDATION: PERMISSION

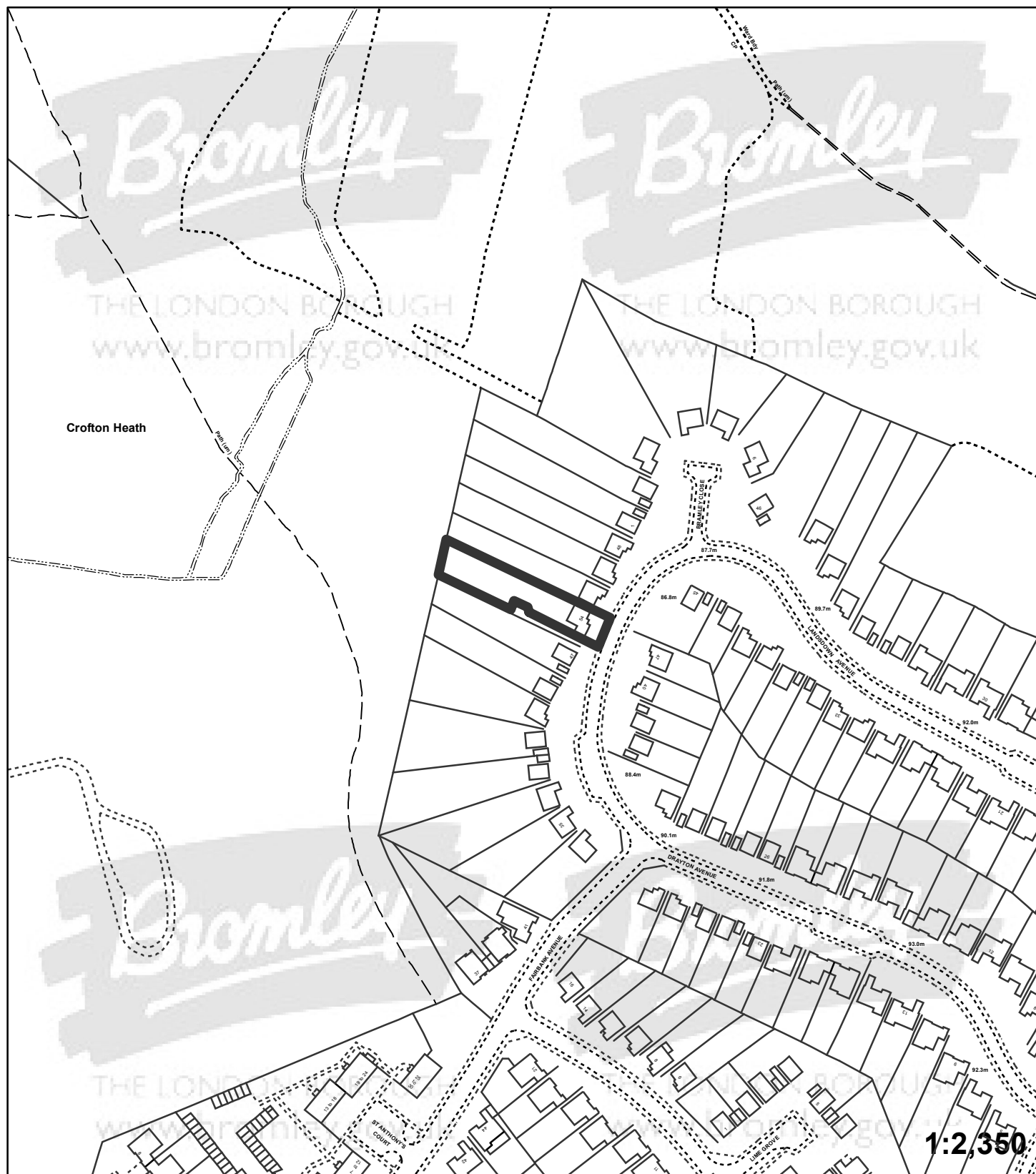
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |
| 4 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |

Application:14/04163/FULL6

Address: 54 Lansdowne Avenue Orpington BR6 8JU

Proposal: Part one/two storey side, single storey rear and first floor front extensions



"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.