

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

Application No : 14/04401/FULL6

Ward:
Petts Wood And Knoll

Address : 29 Rolleston Avenue Petts Wood
Orpington BR5 1AJ

OS Grid Ref: E: 543812 N: 167129

Applicant : Mr And Mrs K Cole

Objections : YES

Description of Development:

Single storey rear extension and roof alterations comprising gable end/rear dormer extension and front rooflights

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

It is proposed to demolish an existing conservatory, and construct a 3.5m deep single storey rear extension, along with roof extensions comprising a partly hipped side gable extension, a rear dormer, front rooflights and a first floor flank window.

Location

This semi-detached bungalow is located on the eastern side of Rolleston Avenue, and currently has a covered area to the side which leads into a conservatory to the rear. Similar semi-detached bungalows are located to the north and south of the site, and the road as a whole contains a mix of housing types.

Comments from Local Residents

Letters of objection have been received from neighbouring properties, the main points of which are summarised as follows:

- roof extensions would be detrimental to the symmetrical appearance of the semi-detached bungalows
- overlooking of rear garden of No.31
- overdevelopment of the property.

This application has been called into committee by a Ward Councillor.

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

An application was submitted earlier this year under ref.14/02986 for a similar rear extension but with slightly larger roof extensions, although it was withdrawn prior to determination.

Conclusions

The main issues in this case are the impact of the proposals on the character and spatial standards of the surrounding area, and on the amenities of neighbouring properties.

The proposed single storey rear extension would project 3.5m to the rear and would be set back 0.5m from the flank boundary with the adjoining semi at No.31. The extension would be located to the north of No.31, and the proposals are not considered to result in undue loss of light or outlook to the adjoining residents.

The proposed roof extensions include a partly hipped side gable extension which would affect the symmetrical appearance of this pair of semi-detached bungalows as the roof of the adjoining bungalow has not been extended. However, the partly hipped roof design would help to reduce the overall bulk of the extension within the street scene, and furthermore, the volume of the roof extensions appears to fall just below the maximum 50 cubic metres allowed by the General Permitted Development Order, and this aspect of the proposals is therefore unlikely to require planning permission.

In view of the fact that the roof extensions may well be "permitted development", and that the partly hipped design of the roof would appear subservient within the street scene, the proposals are not considered to significantly unbalance the pair nor have a seriously detrimental impact on the character and spatial standards of the surrounding area.

With regard to the impact on residential amenity, the rear dormer would not cause undue overlooking of neighbouring properties, and the first floor flank window facing No.27 can be conditioned to be obscure glazed in order to prevent overlooking of the adjacent property.

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 ACI12 Obscure glazing (1 insert) at first floor level in the northern
 flank elevation
 ACI12R I12 reason (1 insert) BE1
- 4 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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