

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

**Application No :** 14/04543/FULL6

**Ward:**  
Farnborough And Crofton

**Address :** 7 Topcliffe Drive Orpington BR6 7DP

**OS Grid Ref:** E: 544725 N: 164532

**Applicant :** Mr Hanson

**Objections :** YES

**Description of Development:**

Part one/two storey rear and single storey side extensions

Key designations:

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

**Proposal**

The proposal is for a two storey rear extension that is 5.5m deep to replace the existing conservatory and 'square off' the property. There is an additional single storey rear extension to form a conservatory that projects a further 4m to the rear and is 4.2m wide. The proposal also includes a single storey side extension that is 3.5m wide and 5.5m deep.

The two storey element provides a side space of 0.8m therefore does not comply with Policy H9 of the Unitary Development Plan which requires a minimum side space of 1m for the full height and length of two storey developments.

**Location**

The application site is a detached two storey property located on Topcliffe Drive, close to the junction with Dane Close.

**Comments from Local Residents**

Comments have been received from local residents and can be summarised as follows:

- side extension sits on boundary line and will block sunlight
- No.5 is at a lower level than No.7 and does not get light from overhead.

- the side extension would give the visual effect of being attached to the neighbouring property and will have an impact on the street scene.
- concerns regarding mature holly tree in front garden which provides privacy for No.5.
- possible impact of the new drains, soak ways and manholes on neighbouring drains and properties.

### **Comments from Consultees**

No comments have been received.

### **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  
H9 Side Space

### **Planning History**

There is no planning history on this site.

### **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 residential properties.

The proposed two storey element is located to the rear of the existing property and will not therefore significantly alter the appearance of the building when viewed from the front elevation of the property. The two storey extension will be 5.2m deep and 5.8m wide to replace the existing conservatory and 'square off' the property. The rear elevation will contain two windows at first floor level and one at ground floor level. There will be one window in the flank elevation facing No.9. The two storey element provides a side space of 0.8m to the south eastern boundary therefore does not comply with Policy H9 of the Unitary Development Plan which requires a minimum side space of 1m for the full height and length of two storey developments.

The proposed two storey rear extension would not increase the width of the property, however due to the orientation of the site, oblique view of the flank elevation of the extension will be visible from the street. The two storey element will maintain the property line, with a side space of 0.8m The neighbouring property (No.9) has recently been subject to a first floor rear extension under planning ref: 11/03985/FULL6. This neighbouring property is set further back and the windows in the flank elevation are set towards the rear of the property. The proposed flank elevation of the extension will contain one small window, therefore this proposal will not have a significant impact on this neighbouring property in terms of loss of

light, outlook or privacy. There is an additional single storey rear extension to form a conservatory that is 4m deep and 4.2m wide. This will project from the rear of the proposed two storey element, maintaining the 0.8m side space.

The proposal also includes a single storey side extension which projects from the north western flank elevation by 3.3m and will be 5.5m deep. It will be set back from the front property line by approximately 4.5m, therefore will not have a significant impact on the street scene. The flank elevation facing No.5 will be blank. The pitched roof will be 2.5m high increasing to 3.2m and will contain two roof lights. This will be situated in front of the existing garage, meaning it can no longer be used for parking cars, however as there is space within the curtilage for parking two cars, the highways department raised no objection. Concerns have been raised with regard to this side extension blocking light to the neighbouring property (No.5) however it is a modest size therefore is not considered to have a significant impact on the street scene or the neighbouring property.

In this case whilst the Policy H9 would not strictly be adhered to, it is considered that the extension as proposed would not cause a detrimental impact on the street scene or either neighbouring property in terms of loss of light, privacy or outlook

Having had regard to the above it was considered that 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.

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.

as amended by documents received on 09.01.2015

## **RECOMMENDATION: PERMISSION**

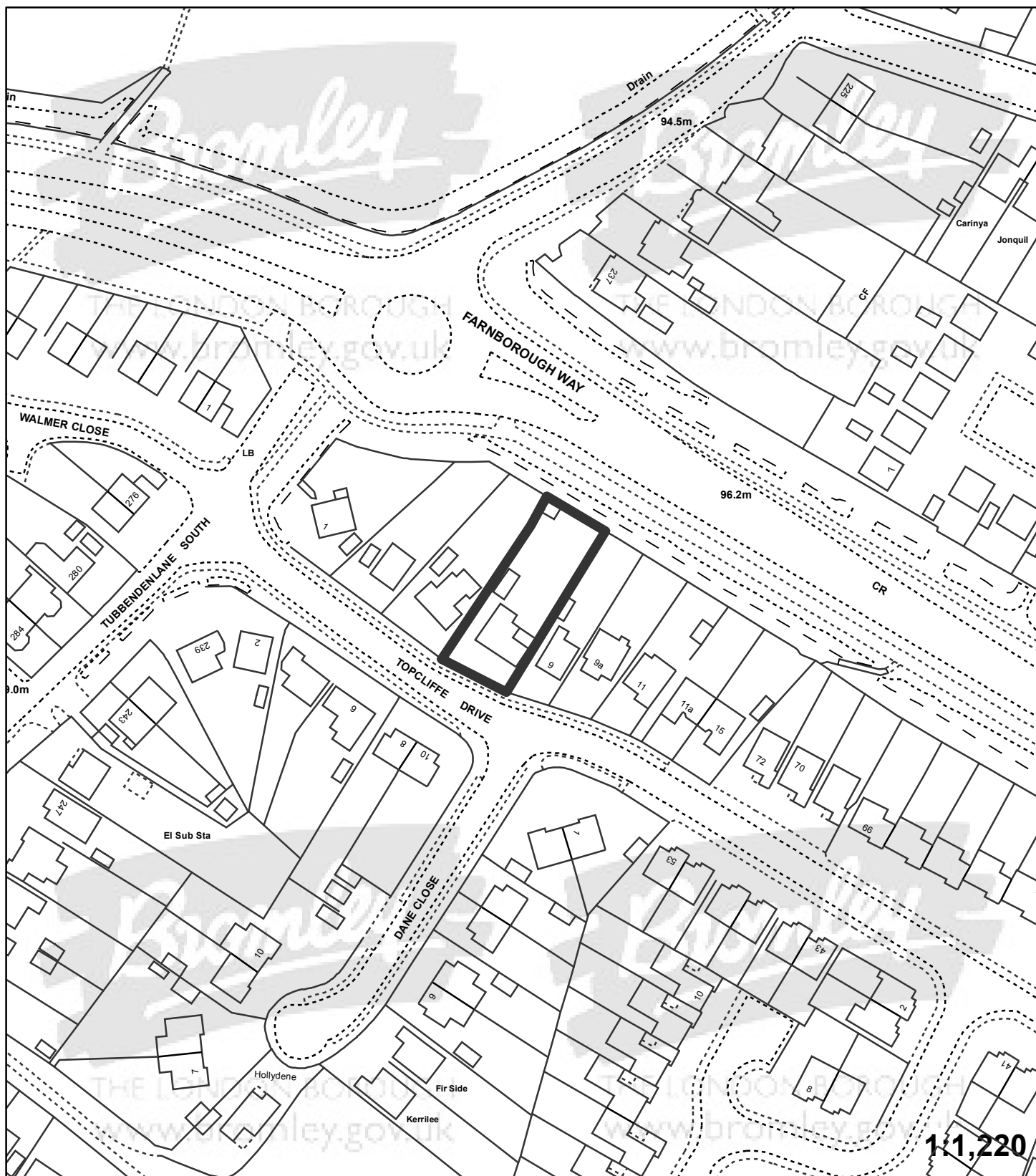
Subject to the following conditions:

- |   |                 |                                                                                |
|---|-----------------|--------------------------------------------------------------------------------|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years                 |
| 2 | ACC04<br>ACC04R | Matching materials<br>Reason C04                                               |
| 3 | ACK01<br>ACK05R | Compliance with submitted plan<br>K05 reason                                   |
| 4 | ACI10<br>ACI10R | Side space (1 insert)                      0.8m    south-eastern<br>Reason I10 |

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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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