

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

Application No : 15/00845/FULL6

Ward:
Petts Wood And Knoll

Address : 114 St John's Road Petts Wood
Orpington BR5 1HZ

OS Grid Ref: E: 544839 N: 167298

Applicant : Mr & Mrs S & K Onslow

Objections : NO

Description of Development:

Single storey front extension

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 4

Proposal

Planning permission is sought for the removal of the entrance lobby to this property, and its replacement with a single storey front extension which would include a pitched roof that would also extend over the existing garage. The extension would project 2.275m forward of the front wall of the dwelling, and would extend approximately 0.8m forward of the existing garage.

Location

This detached two storey dwelling is located on the north-eastern side of St John's Road, and lies within Petts Wood Area of Special Residential Character. The property has an attached garage to the side which projects forward of the main front elevation by approximately 1.4m and abuts the south-eastern flank boundary.

The application site lies adjacent to an access road which serves rear garages for the maisonettes at Nos.98-112 St John's Road.

Comments from Local Residents

No third party comments have been received to date.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- H8 Residential Extensions
- H10 Areas of Special Residential Character

The applicant is an elected Member of the Council.

Conclusions

The main issues in this case are the impact of the proposals on the character and appearance of Petts Wood Area of Special Residential Character, and on the amenities of neighbouring residential properties.

The replacement single storey front extension would be slightly larger than the existing entrance lobby, but would not appear overly bulky either in relation to the existing house or within the street scene. It would not intrude upon the general line of built development in St. John's Road, and would still be set back between 5.8-8m from the front boundary of the site. It is not therefore considered to have a detrimental impact on the character and spatial standards of the ASRC.

The extension would be set a good distance away from neighbouring properties, and is not considered to have a detrimental impact on residential amenity.

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 ACK01 Compliance with submitted plan
ACK05R K05 reason