

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

Application No : 15/01034/FULL6

Ward:
Farnborough And Crofton

Address : 24 Meadow Way Orpington BR6 8LW

OS Grid Ref: E: 543222 N: 165326

Applicant : Mr Terry Negus

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormer extension, part one/two storey side/rear extension, alterations to front porch to include canopy and elevational alterations (revisions to permission ref. 14/00744 to include single storey plant room to side, eaves level of main roof raised to North Eastern side, removal of pitched roof over single storey rear extension, changes to windows and doors, changes to roof materials and removal of chimneys)

RETROSPECTIVE APPLICATION

Key designations:

Conservation Area: Farnborough Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 11

Proposal

Permission was granted in April 2014 (ref.14/00744) for a part one/two storey/first floor rear extension to this property, including a rear dormer and a slight increase in the height of the north-eastern part of the roof (by 0.4m) to come in line with the existing roof ridge, a canopy in place of the existing front porch, and minor elevational alterations to windows.

The building works have now been carried out, but the completed scheme varies from the permitted scheme in the following main ways:

- the single storey rear extension now has a flat roof instead of a pitched roof
- three of the rear-facing first floor windows have been replaced with double doors and balustrading
- a 2m x 2.2m single storey flat roof plant room has been constructed to the rear of the existing garage
- the main roof eaves to the eastern side have been raised by approximately 0.8m to balance with the western side

- two additional high-level rooflights have been added to the eastern flank elevation
- ground floor glazed doors in the side elevations have been replaced with small windows
- a first floor window in the eastern flank elevation has been removed
- two chimneys have been removed from the eastern flank elevation
- the roof tiles have been changed from clay tiles to slates.

Retrospective planning permission is now sought for the retention of these changes.

Location

This detached two storey property is located on the south-eastern side of Meadow Way, and lies between 2 two storey detached properties at Nos.22 and 26 Meadow Way. The property falls within Farnborough Park Conservation Area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from No.26 Meadow Way which can be summarised as follows:

- the provision of a flat roof rather than a pitched roof over the single storey rear extension along with the addition of double doors could allow the flat roof to be used as a terrace which would cause unacceptable overlooking of neighbouring properties and gardens
- a pitched roof should be built over the rear extension and the doors replaced with windows in order to prevent future use as a balcony.

Comments from Consultees

The Advisory Panel for Conservation Areas has raised objections on the grounds that the rear flat roof would be contrary to Policy BE1(v) of the UDP in terms of loss of amenity to neighbouring properties.

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
 BE11 Conservation Areas
 H8 Residential Extensions
 H9 Side Space

This application has been called in to committee by a Ward Councillor.

Planning History

Permission was refused in January 2014 (ref.13/03621) for roof alterations to incorporate a rear dormer extension, a part one/two storey side/rear extension, alterations to the front porch to include canopy and elevational alterations on the following grounds:

"The proposal, by reason of the excessive two storey projection beyond the rear of 26 Meadow Way, would result in a detrimental impact upon the visual amenities and prospect of the residents of that property contrary to Policies BE1 and H8 of the Unitary Development Plan and the National Planning Policy Framework."

A revised scheme was submitted under ref.14/00744 which reduced the depth of the first floor element of the rear extension by 1.5m, and permission was granted in April 2014.

Conclusions

The main issues in this case are the impact of the revisions to the scheme on the character and appearance of Farnborough Park Conservation Area and on the amenities of neighbouring residential properties.

The increase in the eaves height of the main roof to the eastern side of the dwelling is the main part of the revised scheme that is visible from the public domain. It has helped to balance the largely symmetrical appearance of the dwelling, and the use of roof slates does not appear out of character with the surrounding area. The proposals are not therefore considered to cause harm to the character and appearance of the Conservation Area.

With regard to the impact on neighbouring properties, the alterations include the provision of a flat roof to the single storey rear extension, and the replacement of three of the rear first floor windows with glazed double doors. Balustrading has been constructed immediately in front of the glazed doors, and the applicant has confirmed that the flat roof area will not be used as a balcony. This matter can be controlled by way of a planning condition.

The two additional rooflights within the eastern flank roof slope are high-level and do not result in overlooking of the adjacent property, whilst the other changes to windows are minor and are not harmful to residential amenity.

The revised scheme is therefore considered to be acceptable subject to an additional condition preventing the use of the flat roof of the rear extension as a balcony.

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 | ACI14 | No balcony (1 insert) | the single storey rear extension |
| | ACI14R | I14 reason (1 insert) | BE1 |
| 2 | ACI17 | No additional windows (2 inserts) | first floor flank |
| | | extensions | |
| | ACI17R | I17 reason (1 insert) | BE1 |
| 3 | ACK01 | Compliance with submitted plan | |
| | ACK05R | K05 reason | |