

SECTION '2' – Applications meriting special consideration

Application No : 15/00403/FULL6

Ward:
Farnborough And Crofton

Address : 35 Crofton Road Orpington BR6 8AE

OS Grid Ref: E: 545294 N: 165774

Applicant : Mr And Mrs Cutts

Objections : YES

Description of Development:

Enlargement of roof to provide first floor accommodation including rear dormer and single storey rear extension and conversion of garage to habitable room

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 14
Smoke Control SCA 11
Stat Routes

Proposal

- The proposal is for a roof enlargement to provide first floor accommodation including a rear dormer and single storey rear extension and conversion of garage into a habitable room.
- The roof enlargement consists of a roof extension to incorporate a barn hipped roof which will raise the ridge height of the property from 5.3m to 5.8m in height. A rear dormer window is also proposed at 8.1m in length and 4.6m in projection from the roof slope on top of the new lounge/dining area at ground floor. The dormer hosts a hipped roof design and includes a Juliet balcony to the rear.
- A ground floor rear extension is also proposed projecting 4.5m from the rear elevation and 6.4m in width, partially replacing an existing conservatory.
- The garage is located to the western elevation of the property and is proposed to be converted into a store room and utility room.

Location

The site is located within a central position on Crofton Road within close proximity to the junction with Newstead Avenue. Properties along Crofton Road are varying

in designs however the host property is the only example of a bungalow within the wider street scene.

The site currently hosts a large detached bungalow set back from the main highway with off street parking capabilities for up to three cars facilitated by an area of hard standing to the front elevation. The topography of the land is predominantly sloping with the dwelling sited approximately 1m lower than highway level with the land sloping upwards to the west.

The host dwelling is sited up to the boundary with number 37 Crofton Road to the west, with a separation distance of 0.5m to the flank elevation of the neighbouring dwelling house. The property is sited approximately 5m from the flank elevation with number 33 Crofton Road to the east and maintains a distance of 25m from the southern rear boundary.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and one comment was received:

- No objection to the proposed ground floor single storey rear extension
- The dormer and roof extension will cause a significant loss of light to the bedroom, landing and dining room window which are all in the side of the house.
- The garage forms the boundary wall and is situated only 4.5ft from the side wall of our house

Comments from Consultees

Highways Comments - No objections subject to conditions.

Planning Considerations

BE1 Design of New Development
H8 Residential Extensions
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. Policies within the London Plan are also a consideration.

Planning History

14/04222/FULL6 - Enlargement of roof to provide first floor accommodation including rear dormer and single storey rear extension and conversion of garage to habitable accommodation - Withdrawal

Conclusions

Members may consider the main issues relating to the application as being the effect that the proposal would have on the amenities of the occupants of surrounding residential properties and the design of the proposed rear extension.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Since deferral of the decision from Planning Committee on the 30th of April amended plans have been received which include:

- Reduction in the length of the dormer window by 1m each side.
- Barn hips have been included in the place of a fully gabled elevation
- The gable windows have been removed
- Removal of roof light to the dormer pitched roof
- Roof lights to the front and rear elevations

Roof Extensions including Rear Dormer Window

Policy H8 states that dormer windows should be of a size and design appropriate to the roof scape and sited away from prominent roof pitches, unless dormer windows are a feature of the area. The proposed dormer window projects 4.6m from the roof slope and is facilitated by an increase in height of the property by 500mm. The dormer feature is sited 0.5m back from the eaves of the dwelling and sited 300mm below the newly constructed roof line. The dormer window is proposed to be constructed with a partial flat roof design which decreases the bulk and obtrusiveness of the feature upon the rear elevation. The dormer window has also been decreased in length by 1m each side which mitigates the impact of the dormer window upon the neighbouring habitable bedroom window within the side elevation of number 37 Crofton Road.

Although it is appreciated that there isn't a uniform design to residential dwellings within the wider street scene, it is considered that the hipped roof of the existing dwelling permits a subservient and harmonious design feature. The ridge height of the existing property is proposed to be raised by 500mm and through the submission of amended plans, now incorporates a barn hipped roof to allow for living accommodation within the first floor level. The retention of some of the hipped nature of the roof lessens the prominence of the development and bulky nature of the roof profile when viewed from the street scene. Furthermore Members may consider that the retention of an element of the hipped roof mitigates the impact of the structure upon the habitable bedroom window of the neighbouring property which, although it is still considered the structure would have some impact upon neighbouring residential amenity, it is considered that the amended plans mitigate this to a degree which could be considered acceptable and it is considered that the structure would be less imposing and would now allow for a degree of natural light to the aperture.

Comments have been received from the neighbouring property at 37 Crofton Road who have raised concerns with regards to the impact of the proposed dormer and hip to gable extension upon the light currently afforded to their bedroom. After visiting the neighbouring property it is clear that the bedroom has only one aperture within the eastern flank elevation which looks out onto the rear roof slope of 35 Crofton Road. The proposed western flank elevation of the dormer window will be approximately 4.7m in front of the bedroom window however now includes a barn hip to the design approximately 4m in front of the aperture. Whilst the concerns of the neighbours are noted, it is considered that the reduction in size and scale of the scheme has mitigated the impact of the development to an acceptable degree especially with regard to the amended roof profile pitching away from the window and the increased distance of the dormer from the aperture.

At the time of writing this report the neighbouring residents had not yet commented on the newly amended plans as submitted in May 2015, however any comments received will be reported verbally to Committee.

Proposed Single Storey Rear Extension

The proposed single storey rear extension measures 4.5m from the rear elevation and 6.4m in width, projecting no further than the existing garage and partially replacing an existing conservatory. The rear extension is included within the envelope of the host dwelling and away from the common side boundaries with the adjoining properties. Members may find that the single storey rear extension is considered acceptable.

Proposed Garage Conversion

A conversion of the garage space is proposed which will include alterations to the front elevation from a garage door to a single door and window. No objections have been received from highways however condition H3 has been imposed if permission was to be forthcoming which requests the submission of a fully detailed parking plan.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan
 ACK05R K05 reason
- 4 Before the development hereby permitted is first occupied, the windows within the side elevation or roof space of the development hereby permitted shall be obscure glazed and non opening up to 1.7m in height from floor level and shall subsequently be permanently retained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.