

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

Application No : 15/01431/FULL6

Ward:
Cray Valley West

Address : 197 Leasons Hill Orpington BR5 2NQ

OS Grid Ref: E: 546133 N: 168639

Applicant : Mr Ali Gunes

Objections : NO

Description of Development:

Two storey side/rear extension

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Smoke Control SCA 17

Proposal

It is proposed to add a two storey side/rear extension which would be set back 2.5m from the front of the dwelling, and would project 3m further to the rear. The front part of the extension would be set back 0.837m from the side boundary of the site but the separation would increase to 3.3m at the rear due to the tapering nature of the plot.

The pitched roof over the extension would be set approximately 0.5m lower than the main roof of the property.

Location

This semi-detached dwelling is located on the southern side of Leasons Hill, and backs onto properties in Clarendon Way.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

The Council's Highway Engineer raises no objections to the removal of the existing garage as there would still be room to park a number of vehicles on the frontage.

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

Conclusions

The main issues relating to the application are the effect that it would have on the character and spatial standards of the surrounding area and on the amenities of the occupants of surrounding residential properties.

The front corner of the proposed two storey extension would maintain only a 0.837m separation from the flank boundary, which would not strictly speaking comply with the Council's side space policy (H9) as it requires a minimum 1m separation to be provided to the side boundary in respect of two storey development. However, most of the extension provides a separation in excess of the 1m minimum, and there are no properties immediately adjacent to the proposed extension (only the rear garden of No.73 Clarendon Way).

The proposed extension would have a subservient roofline, and the proposals are not, therefore, considered to have a seriously detrimental impact on the character and spatial standards of the surrounding area.

With regard to the impact on neighbouring properties, the extension would be set back 6.6m from the flank boundary with the adjoining semi at No.195, and no loss of light or outlook would therefore occur.

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 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 3 ACI07 Restrict to members of household (1 in) at 197 Leeson
Hill, Orpington
ACI07R Reason I07
- 4 ACI13 No windows (2 inserts) first floor flank development

5 ACI13R I13 reason (1 insert) BE1
 ACK01 Compliance with submitted plan
 ACK05R K05 reason