

SECTION '2' – Applications meriting special consideration

Application No : 15/01922/FULL6

Ward:
Petts Wood And Knoll

Address : 201 Chislehurst Road Orpington BR5
1NP

OS Grid Ref: E: 545472 N: 167605

Applicant : Mr J Yee

Objections : YES

Description of Development:

Detached single storey enclosure to jacuzzi
RETROSPECTIVE APPLICATION

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London Distributor Roads
Smoke Control SCA 4

Proposal

Retrospective planning permission is sought for the retention a detached single storey enclosure for a Jacuzzi. The structure measures 2.8m in height above the finished floor level of the patio and measures 6.1m in length and 3.3m in width. The structure has open sides with remote controlled blinds. The Applicant has also planted some potted bamboo screening between the enclosure and boundary fence with No.199.

Location

The application property is a two storey detached house set within a generous plot. The site is located within the Petts Wood Area of Residential Character.

Consultations

Comments from Local Residents

Nearby residents were notified of the proposal and the follow comments have been received.

- numerous applications, some of which granted retrospectively, resulting in sprawling of extensions in an ASRC

- Jacuzzi in an eyesore and noisy when in use
- drawings do not accurately show what has been built
- attempts made to cover the Jacuzzi with tubs of bamboo which contravene hedge heights
- wind blew all tubs down except on (02.06.15)
- construction in close to the boundary
- free standing structure can be easily transferred to the rear of the garden
- if allowed will entitle every property in ASRC to do the same
- concerns about golf practice net at rear of garden.

A full copy of the letter of objection and photographs can be viewed on the file.

Comments from Consultees

None

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
 H10 Areas of Special Residential Character

Planning History

The planning history of the site is summarised as follows:

- 14/03737- Planning permission granted for a single storey rear extension
- 13/03056- Planning permission granted for a single storey rear extension
- 13/02325 and 08/02809- planning permission refused for an additional crossover but was allowed on appeal
- 09/02860- planning permission was granted for a first floor side and single storey rear extensions
- 98/02340- planning permission granted for a pergola and trellis
- 97/01568- planning permission granted for a single storey rear extension
- 96/01527- planning permission granted for a two storey rear extension
- 95/02223- a single storey side extension granted planning permission

Conclusions

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

The application property is a large detached property set within a generous sized plot. The application seeks to retain a single storey enclosure of a Jacuzzi in the rear garden. The enclosure has been constructed approximately 4.2m away from

the rear of the single storey extension granted under ref. 14/03737. Members will note that concerns have been raised by neighbour at No.199 which have been taken into account whilst assessing the current retrospective application. However, given the height of the structure (2.8m compared to 2.5m allowed under Part E of the GDPO) and its siting away from the existing building, Members may consider that the proposed enclosure would not have a detrimental impact upon the amenity of the adjacent properties to warrant the refusal of planning permission on this basis alone.

In terms of the impact of the ASRC, the enclosure is sited to the rear of the property and will not form part of the streetscene. Having had regard to the above Members may consider 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 ASRC.

Background papers referred to during production of this report comprise all correspondence on the file ref. 15/01922 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions: None