

SECTION '2' – Applications meriting special consideration

Application No : 15/01766/FULL6

Ward:
Cray Valley West

Address : 68 St Paul's Wood Hill Orpington BR5
2SU

OS Grid Ref: E: 545754 N: 169573

Applicant : Mr Darren Martin

Objections : YES

Description of Development:

Part one/two storey side/rear and single storey front/side extensions

Key designations:

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

Proposal

The application relates to part one/two storey extensions to the front, side and rear of the host dwelling. Since planning permission has previously been granted for the part one/two storey side and rear element (construction works having been commenced in respect of this element), the key consideration in this case related to the single storey front and side element now sought in this application which will project 1.5m forward of the host building and encompass a side garage and front canopy feature both elements incorporating a mono-pitch roof.

Location

The application site is a semi-detached dwelling set on the northern edge of St. Pauls Hill. The surrounding locality is predominantly residential in nature.

Consultations

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

Comments from Consultees

No technical Highways objections have been raised.

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

Planning History

Under ref. 12/02140 planning permission was granted in respect of a two storey side extension and part single/two storey rear extension. Construction works have commenced in respect of this scheme.

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.

Since the two storey side extension and part single/two storey rear extension has previously been permitted, the main consideration in this case relates to the proposed single storey front and side extension now sought. (The two storey extension is set back from the front elevation and inset 1m from the eastern boundary at ground and first floors.) It should however be noted that the front elevation will now incorporate a juliet balcony rather than a conventional window.

Whilst the ground floor extension now sought will extend up to the eastern boundary, from a visual perspective it will appear as a distinct element from the two storey element at the rear which will be set back by 4m from the frontage. The two storey element in its entirety will continue to maintain a full 1 metre separation to the flank boundary, as such according with Policy H9 of the UDP.

With regard to neighbouring amenity, the ground floor element of the rear extension would project to meet the line of the existing extension at no. 70 and then project a further 1m rearward. This is considered to be acceptable. At first floor, the extension is shown as not crossing the notional 45 degree line of visibility from the first floor windows of both no. 70 and 66 St. Pauls Wood Hill and is therefore not considered to result in any adverse impact on residential amenity.

Having regard to the above it is considered 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 area.

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

RECOMMENDATION: PERMISSION

as amended by documents received on 17.08.2015

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

Reason: Section 91, Town and Country Planning Act 1990.

- 2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 3 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the first floor flank elevation(s) of the extension hereby permitted, without the prior approval in writing of the Local Planning Authority.**

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

- 4 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.