

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

**Application No :** 15/03283/FULL6

**Ward:**  
Farnborough And Crofton

**Address :** 62 Place Farm Avenue Orpington BR6  
8DQ

**OS Grid Ref:** E: 545105 N: 166461

**Applicant :** Mr Matthew Joel

**Objections :** No

**Description of Development:**

Single storey front entrance porch extension and conversion of garage to store and garden room.

**Key designations:**

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

**Proposal**

- o The proposal is for the conversion of an existing detached garage sited to the front of 62 Place Farm Avenue, Orpington. The application also makes provision for a single storey front porch to the dwelling house.
- o No external alterations to the garage are proposed apart from the insertion of a door and a window within the rear elevation to allow access into the rear amenity space.
- o The porch is proposed at 3.9m in height, 1.5m in projection from the front elevation and 3.4m in width. Materials are proposed to match the existing dwelling.
- o

**Location**

The site is located to the far northern end of Place Farm Avenue within close proximity to the railway line and public footpath. The dwelling is a semi-detached property of brick construction with tile hanging at first floor level. The property hosts a duo pitched roof profile with brown wooden apertures and black upvc rain water goods. A detached garage is located to the front elevation which is the subject of a conversion within this application

**Consultations**

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

Comments from Consultees

One comment was received from the Highways Officer who raised no objections to the proposed scheme.

### **Planning Considerations**

BE1 Design of New Development  
H8 Design of new development  
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.

### **Planning History**

There is no planning history with regards to this site.

### **Conclusions**

Members may consider the main issues relating to the application as being the effect that the proposal would have on the street scene and the character of the surrounding area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed conversion of the garage introduces a door and window within the rear elevation and the blocking up of a door in the side elevation. The majority of the proposed changes are located away from the street scene and will not be visible from the surrounding locality. Members may consider that the insertion of the rear door and window is considered acceptable and will have a minimal impact upon the character of the wider street scene. The door is also not considered to be harmful to neighbouring residential amenity and would not allow for any actual or perceived overlooking due to the siting of the apertures away from neighbouring properties.

Comments from the Highways Officer raises no objections to the scheme due to the provision of sufficient off street parking for up to two vehicles to the front of the dwelling house. Members may consider that the scheme would not have any adverse impacts upon highways safety no parking within the immediate area.

The proposed porch measures 3.9m in height, 2.8m to the eaves, 3.5m in width and 1.5m in projection from the front elevation. The porch is proposed to be constructed of matching materials to the host dwelling with a similar window design. Whilst members may consider that the porch is quite prominent upon the front elevation due to the considerable proposed height, the location of the

development is to the far north of Place Farm Avenue set back from the highway and as such is not prominently sited within the wider street scene mitigating the impact of the development upon the character of the wider locality. The use of the matching materials is considered acceptable and will help reduce the prominence of the porch. Due to the minor projection of the front extension and the siting of the host dwelling away from prominent views, Members may consider this form of development is acceptable.

Having had regard to the above, Members may consider 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.

### **RECOMMENDATION: PERMISSION**

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** 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 visual and residential amenities of the area.