

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

Application No : 15/02996/FULL6

Ward:
Farnborough And Crofton

Address : 125 Tubbenden Lane Orpington BR6
9PP

OS Grid Ref: E: 545173 N: 165211

Applicant : Mr & Mrs Takagi

Objections : YES

Description of Development:

First floor side extension, single storey front porch and elevational alterations to incorporate conversion of garage to habitable accommodation

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads
Smoke Control SCA 14

Proposal

- The proposal is for a first floor side extension, a single storey front extension and conversion of the garage to habitable room, including elevational alterations to change the garage door to a window.
- The proposed first floor side extension will be built over the garage and would measure 5.35m in width, by 9.8m in depth and would have an eaves height of 5.2m and a ridge height of 8.4m, the new roof will be 0.2m below the ridgeline of the original house.
- The proposed front extension will create an enclosed porch that would measure 2.8m in width, by 1.15m in depth and would have an eaves height of 2.3m and a ridge height of 2.95m
- The proposal also includes converting the garage to a habitable room, and replacing the garage door with a window to match the existing windows in the front elevation.
- Materials are proposed to match existing, and window design is as far as practical matching to the existing dwelling.

Location

The application site hosts a part one/two storey semi-detached dwelling and is located on the South-Eastern side of Tubbenden Lane, Orpington.

Properties along this part of Tubbenden Lane are varying in designs, as a result of a multitude of extensions within the wider streetscene. The Eastern boundary of the site adjoins a public alleyway and there is approximately 3.5m between the boundary of number 125 and number 127 Tubbenden Lane.

Consultations

Comments from Local Residents

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 due to availability of parking on the driveway.

Planning Considerations

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

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

Under planning reference 03/02426 planning permission was granted for a part one/two storey side and rear extension which was not implemented.

Conclusions

Members may consider the main issues relating to the application as being the effect that 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.

Policy H9 states that when considering applications for new residential development, including extensions, the Council will require a minimum of 1 metre space from the side boundary of the site retained for the full height and length of the flank wall of the building. Whilst the ground floor element will be retained as 0.01m from the boundary the proposed first floor extension would be approximately 1.2m from the boundary and due to the pitch of the roof the impact will be reduced and will create a more spacious appearance. As mentioned above there is a separation distance of 3.5m between number 125 and number 127 Tubbenden

Lane. The development would not cause any possible terracing due to the separation distances between the dwellings as a result of an alley way and the proposed development would not cause a cramped appearance within the wider streetscene due to the pitch of the roof. It is considered the separation distance retained allows for high spatial standards and a high level of visual quality to be maintained. Members could find the first floor side extension acceptable.

The proposed front extension only projects 1.15m with a width of 2.8m, due to the siting and position of this front extension members may consider that this will have no impact on neighbouring amenity. There are a number of front extensions along this stretch of the road with differing dimensions, therefore members may consider that the proposed front extension would not impact detrimentally on the wider street scene and it is therefore acceptable.

Although there is a loss of one parking space due to the development there have been no objections raised by highways due to the hardstanding at the front of the property which could be utilised for parking, members may also consider that the proposed window in the front elevation will match other windows in the existing front elevation.

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.

as amended by documents received on 08.10.2015

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.