

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

Application No : 15/05266/FULL6

Ward:
Farnborough And Crofton

Address : 3 Mere Close Orpington BR6 8ES

OS Grid Ref: E: 543567 N: 165514

Applicant : Ms Victoria Madden

Objections : YES

Description of Development:

Part one/ two storey rear extension, front porch/ canopy extension, conversion of garage to habitable accommodation, elevational alterations and alterations to roof

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 11

Proposal

This application seeks permission for a part one/two storey rear extension, front porch, the conversion of garage to habitable accommodation and alterations to the roof.

The part one/two storey rear extension would have a depth of 3.3m at ground floor level and 2.17m at first floor level. It would have a width of 5.298m and would replace an existing single storey rear extension.

The front porch would have a maximum height of 3.2m and would feature a dual-pitched roof with an eaves height of 2.8m. The porch would project 1.15m forward and would have a width of 2.8m. The conversion of the garage would consist of changing the garage door to a window.

The alterations to the roof consist of replacing the existing 'V' shaped roof design with a pitched roof incorporating a gable end. The maximum ridge height would increase by approximately 0.7m.

Location

The application site is a detached two storey property located on Mere Close, close to the junction with Crofton Road. The site is not located within a conservation area, nor is it listed.

Consultations

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations were received;

- o The two storey extension comes out too far and would block light and views from the garden of No.5.
- o It would create overlooking into the garden of No.5.

Planning Considerations

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

The application site has been the subject of the following previous applications;

- o 87/02779/FUL - Two storey rear extension - Refused 07.10.1987
- o 87/03380/FUL - Single storey rear extension and front porch - 03.12.1987
- o 87/03857/FUL - Single storey rear extension - Permitted 21.01.1988

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 site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The proposed part one/two storey rear extension would have a depth of 3.3m at ground floor level, with the first floor level set back by approximately 1.13m. The extension would have a width of 5.298m and would replace an existing single storey extension which projects 3.3m to the rear and has a width of approximately 8.1m. The proposed rear extension would provide in excess of the 1m side space required by Policy H9 and as such is considered to comply with this policy.

It is noted that planning permission was refused for a two storey rear extension under the reference 87/2779. The two storey extension was refused on the basis that it would have resulted in an overdevelopment of the site with inadequate

amenity area, and that by reason of its size and proximity to the site boundaries it would be prejudicial to the amenities of residential properties. The current proposal does not extend the width of the property, and the first floor is set back from the ground floor element. The existing outbuilding in the garden would also be demolished. As such the current proposal would provide adequate amenity space and would have significantly less impact on the amenities of the neighbouring properties than the previous proposal.

The ground floor element projects no further than the existing single storey extension and thus the single storey element would have no additional impact above that existing. Given that the extension would be set further from the boundary with No.1, and that the existing outbuilding which abuts the boundary would be removed, the proposals are not considered to have a significant impact on the amenities of No.1 above that existing.

The adjacent property at No.5 is set back further in the site than that of No.3 and as such any impact of a 2.169m first floor extension would be mitigated. The first floor element would therefore only project approximately 0.5m further to the rear than No.5 and as such it would be considered that any additional overlooking above that existing would not be significant. The proposed window to the facing elevation would be obscure glazed to prevent any loss of privacy, and it is recommended to include a condition to restrict the addition of any further windows to this flank wall.

The proposed alterations to the roof include replacing the existing 'V' shaped roof design with a pitched roof incorporating a gable end. This alteration would increase the maximum ridge height of the property by 0.7m. The existing dwelling is the middle of three detached houses of a similar design and whilst the alterations would therefore not be in keeping with the two adjoining properties the wider street is characterised by a more diverse range of house types, including other two storey dwellings featuring gable ends. The proposed design would be considered to enhance the appearance of the host dwelling. On balance the proposed roof alterations would therefore be considered an acceptable addition to the host dwelling and would not significantly harm the wider streetscene.

The proposed increase in ridge height would increase the bulk of the property and when combined with the first floor rear extension the roof alterations would be likely to block a degree of light to the rear garden of No.5. The roof of the proposed first floor extension pitches away from the boundary in order to reduce any potential harm to the neighbouring property and as such the impact on the outlook and light of the proposal is not considered so significant as to warrant a refusal of the application.

The proposed front porch would have a depth of 1.15m and width of 2.85m. It would have a pitched roof with a maximum height of 3.2m. Given its modest size and design, the porch is not considered to cause harm to either the host dwelling or neighbouring properties and would not have a detrimental impact on the streetscene.

The proposal also includes the conversion of the existing garage to habitable space. The existing garage door would be replaced with one large window which would not materially affect the external appearance of the building. Highways Officers stated that whilst the proposal involves the loss of the garage there remains sufficient space to the front of the property to park 2 vehicles off-street. As such no objection was raised to the proposal.

The application proposes to render the ground floor element of dwelling and have tile hanging at first floor level. The wider streetscene does include some examples of both render and tile hanging, particularly at first floor level. Given the diversity of other properties in close proximity to the application site the proposed materials are not considered to cause significant harm to the streetscene.

Having had regard to the above it was 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.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 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.

- 2 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise 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.

- 3 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.

- 4 Before the development hereby permitted is first occupied the proposed window(s) serving the WC in the ground floor front elevation shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window**

which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.

Reason: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan.

- 5 No windows or doors shall at any time be inserted in the first floor north western 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 Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.