

SECTION '2' – Applications meriting special consideration

Application No : 16/00128/FULL6

Ward:
Farnborough And Crofton

Address : 3 Farnborough Common Orpington BR6
7BN

OS Grid Ref: E: 543724 N: 164498

Applicant : Mr K Harris

Objections : NO

Description of Development:

Two storey side extension, roof alterations to form habitable room incorporating rear dormer and roof lights.

Key designations:

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

Proposal

Permission is sought for a two storey side extension, dormer windows and roof lights to facilitate the conversion of the loft space into habitable space. The extension measures 1.9m in width to the rear of the dwelling and 3.7m to the front, incorporating a hipped roof profile with two pitched dormer windows to the rear. The extension is located 400mm from the common side boundary to the front and 200mm to the rear by virtue of the tapered plot.

The host property is a two storey, semi detached dwelling, set back from Farnborough Common with no vehicular access. The property is obscured from view from the highway by virtue of mature planting to the front of the dwellings and is set up from the pavement by approximately 2.5m. The dwellinghouse borders a pathway to the western elevation which provides access to Bassetts Close at the rear of the dwelling.

Consultations

Nearby owners/occupiers were notified of the application however no comments were received.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development

H8 Residential Extensions
H9 Side Space

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance

Planning History

There is no relevant planning history with regard to this property.

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.

Design

The materials of the proposed extension are in so far as practical, matching to the existing property with the use of a smooth render at first floor instead of the rough render as existing. The dwelling as existing hosts a hipped roof profile which this application seeks to replicate, with the extension proposed to be set back and down from the host dwelling allowing for an element of subservience within the design.

Policy H8 states that dormer windows should be of a design and size appropriate to the roofscape and sited away from prominent roof pitches unless dormers are a feature of the area. Whilst no dormers are evident within the immediate neighbouring area, the dormers proposed within this application are considered sympathetic to the roofscape, small in size and of a complementary design to the hipped roof of the dwelling. The dormers will be prominent when viewed from the adjoining pathway given the proximity of the built form to the boundary and topography of the land, however are considered acceptable with regard to design.

Side Space

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. Although the extension does not meet the prescribed side space requirements (400mm to the front and 200mm to the rear), the boundary to the neighbouring dwelling is in excess of 10 metres from the flank elevation of the host dwelling by virtue of a pathway being sited between the two properties, leading to Bassetts Close at the rear. The development would not

cause any possible terracing due to the separation distances between the dwellings and the proposed development would not cause a cramped appearance within the wider streetscene. Members should consider, however, that the host dwelling is sited at a higher land level than the pathway to the west of the dwelling and as a result the extension may appear prominent on approach from the north or south of the site. The extensions location will cause some visual incursion from the pathway and may partially enclose the public pathway to the east, however given the width of the pathway and the increase in surveillance that will occur by virtue of the proposed dormer windows; this is not considered a cogent reason to refuse the application. It is considered the separation distance retained allows for high spatial standards and a high level of visual quality to be maintained. Members may find the two storey side extension acceptable.

Residential Amenity and Impact on Adjoining Properties

In terms of residential amenity, the extension lies flush with the rear elevation of the dwelling and projects no further forward than the front elevation. Whilst the dormers will allow for overlooking of the neighbouring properties at a higher position than the existing fenestration arrangements, this is not considered out of character in terms of the overlooking expected within a typical residential layout. Members may consider that there is no impact on residential amenity as a result of the proposed development.

Summary

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 and nor impact detrimentally upon 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.