

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 15/05549/FULL6

**Ward:**  
**Orpington**

**Address :** 159 Park Avenue Orpington BR6 9ED

**OS Grid Ref:** E: 546846 N: 165305

**Applicant :** Mr \_ Mrs Edwards

**Objections :** YES

### **Description of Development:**

Single storey front extension, one/ two storey side extension, one/two storey rear extension, roof alterations to create additional accommodation within the roof, including 4 rooflights

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 29

### **Proposal**

The application site is a two storey semi-detached 4 bedroom family dwelling, with a two storey flat roof extension to the side and single storey flat roof extension to the side of two storey extension. The site tapers towards the rear. The attached neighbouring property has a two storey extension adjacent to the boundary with Felstead Road. The adjacent property at No. 161 is set at a slightly different angle to the application dwelling and maintains a side separation of approximately 3 metres.

Planning permission is sought for the replacement of the existing extensions with new extensions and roof alterations to form a 5 bedroom two storey dwelling and roof alterations to create habitable accommodation. The proposal is formed by 3 elements, a single storey front extension (porch), one/two storey side extension and one/two storey rear extension.

Single storey front extension will measure 2.9m in width and 2.5m in depth to a height of 2.7m, with a pitched roof to a height of 3.8m. The existing sloping roof to the front across the width of the dwelling will be increased in depth from 1m to 2m.

One/two storey side extension will measure 3m/5.7m in width following the angle of the plot and 10.5m in depth. The roof height will be 5.5m to eaves and 8m to ridge at its highest and will include a front rooflight. The extension will provide a study, garage, shower and utility room at ground floor level and two bedrooms and bathroom at first floor level.

One/two storey rear extension will measure 8.2m in width and 3m in depth. The single storey element will abut the boundary with No. 157 and will have a sloping roof including a rooflight and will measure 2.2m to eaves and 3.7m to ridge. The two storey rear element will have a pitched roof including a rooflight and will measure 5.5m to eaves and 7.8m to ridge. The extension will provide space for an enlarged kitchen/breakfast room at ground floor level and an additional bedroom at first floor level.

Two rooflights will also be inserted into the two storey flat roof element to enable the roof to be used as habitable space. The roof space will provide a hobby room, cloakroom and storage area.

The application site is located on the northern side of Park Avenue close to the junction with Felstead Road and is predominantly residential in character. The area is formed by large detached and semi-detached dwellings set in generous sized plots.

### **Consultations**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- o Brick finish wall would dominate view from dining room.
- o Location plan does not show part of the extension
- o Create a tunnel effect

Highways raised no objections as there is adequate off-street parking provision in the front garden and a storage area will remain within the garage for cycle storage.

### **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

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

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

### **Planning History**

Under planning reference 68/2468 planning permission was granted for a first floor extension comprising bathroom and two additional bedrooms. This involved the

demolition of the existing detached garage and roof alterations to incorporate the proposed side extensions.

Under planning reference 85/2761 planning permission was granted for front extension to the existing garage and porch and minor alterations to the front.

## **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.

Policy H9 states that when considering applications for new residential development, including extensions, the Council will normally require for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building. This policy seeks to prevent a cramped appearance within the streetscene and to safeguard the amenities of neighbouring properties. This application includes a part one/two storey side extension which will abut the eastern side boundary with No. 161. The application site benefits from a wide frontage, the proposed two storey side element that is less than 1 metre from the side boundary is set back approximately 6 metres from the front elevation. No concerns have been raised in relation to the side extension. Given that the proposed development would replace an existing side extension and that the proposal is stepped in at first floor level from the front and the design would not impact the visual amenity, Members may consider that in this instance the proposal would not result in a cramped appearance nor a detrimental impact on the neighbouring properties and as such the aims and objectives, which policy H9 seeks to ensure, are achieved.

Policies H8 and BE1 and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development. Policy BE1 also seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by loss of outlook or overshadowing

The existing extensions to the side appear dated and uncharacteristic in relation to the host dwelling, having a vast expanse of flat roof and an element of red tile hung walls both to the front and side at two storey level appearing incongruous within the street scene. By contrast the original host dwelling and neighbouring properties have white rendered walls.

The proposed replacement one/two storey side extension shows the two storey element set back from the side with a hipped roof above the two storey element which would continue the line of the main roof; this may be considered to enhance the appearance of the dwelling in the street scene. The proposed side extension would replace an existing extension, with an increased depth of 3m to the rear along the boundary with No. 161 at single storey level and would be stepped back between 1-2.5m at first floor level. The proposed two storey rear extension would be 3m in depth and would maintain at least 1m to the side boundary with No.161.

The proposed hipped roof and one/two storey side extension would be adjacent to the common boundary with the adjacent semi-detached neighbour, however given the presence of the two storey element of that property, the angle and side separation, it is not considered that the proposed extension would cause any significant harm to the residential amenity of the occupants of that property. Members may consider that the scale and design of the proposed part one/two storey side extension is sympathetic to that of the host dwelling and therefore compliant with the general aims and objectives of Policy H8 and BE1 in relation to scale and design.

The proposed one/two storey rear extension would replace an existing single storey rear extension and infill the gap between that and the boundary with no. 157. The single storey element would extend 3 metres along the boundary with No.157 and would rise to two storey 2.3m from that boundary. A 1m - 1.7m side separation would be maintained to the boundary with No.161. While a limited loss of light and visual impact might result, given the orientation and separation of 2.3m to the boundary at second floor level, it is not considered that the rear extension would cause any significant harm to the amenity of the occupants of the attached neighbouring property.

The proposed rear extension will not be prominent in views from the public domain and therefore not considered to cause any significant harm to the visual amenity of the area. Members may consider that the scale and design of the proposed part one/two storey rear extension is sympathetic to that of the host dwelling and therefore compliant with the general aims and objectives of Policy H8 and BE1 in relation to scale, design and residential impact.

The single storey front extension will measure 2.9m in width and 2.5m in depth to a height of 2.7m, with a pitched roof to a height of 3.8m. The existing sloping roof to the front across the width of the dwelling will be increased in depth from 1m to 2m. Members may consider that the proposed front extension is modest in scale and will not detract from the street scene.

Having had regard to all the above Members may consider that, on balance, the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor cause an unacceptable degree of impact on the host dwelling or character of the surrounding area.

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

**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.**