

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

**Application No :** 16/00538/FULL6

**Ward:**  
Orpington

**Address :** 20 Bark Hart Road Orpington BR6 0QD

**OS Grid Ref:** E: 546747 N: 166371

**Applicant :** Mr Patrick Murphy

**Objections :** NO

**Description of Development:**

First floor side/rear extension and alterations to single storey rear extension roof

Key designations:

Areas of Archaeological Significance  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 29

**Proposal**

The application seeks permission for the addition of a first floor side/rear extension and for alterations to the roof of the existing single storey rear element. The first floor side extension would have a depth of approximately 12m, projecting 2.8m beyond the existing first floor rear projection. It would have a width of approximately 2.075m when viewed from the front of the property, and would wrap around the rear of the existing property where it would have a width of 3.1m. The proposal also includes the addition of a pitched roof to the existing single storey rear element that would incorporate two rooflights.

**Location**

The application site hosts a two storey semi-detached dwelling located on the northern side of Bark Hart Road, close to the junction with Lodge Crescent. 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 no representations were received.

**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 property has no previous planning history.

### **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 first floor side extension would have a depth of approximately 12m and would project 2.8m beyond the existing first floor rear projection. It would have a width of approximately 2.075m when viewed from the front of the property, and would wrap around the rear of the existing property where it would have a width of 3.1m. The proposal also includes the addition of a pitched roof to the existing single storey rear element that would incorporate two rooflights.

The first floor addition would be sited approximately 3m from the boundary with No.22, and is therefore not considered to have a significant impact with regards to loss of light or outlook. Furthermore, the facing flank wall is blank and as such the proposal would not result in any loss of privacy for this neighbour. The addition of a pitched roof to the existing single storey element would increase the maximum height of this roof by 0.9m, however this would pitch down to retain a similar eaves height to existing. The pitched roof would therefore not have a significant impact on the amenities of the neighbouring property.

The neighbour at No.18 currently benefits from a similar first floor extension which does not project beyond the rear of the dwelling. The proposed extension at No.20 would project 2.8m further to the rear. Given the orientation of the sites and the relatively modest rear projection, the proposal would not be considered to have a significant impact on No.18 with regards to loss of light or outlook. The flank wall of the proposed first floor extension would contain four windows which are all indicated to be obscure glazed. As such the extension would not result in any potential overlooking or loss of privacy for the neighbouring properties.

There are many examples of similar extensions within close proximity to the application site, including both of the neighbouring properties. The first floor extension would be set back slightly from the front of the property and the roof would pitch away from the front. The extension is to be tiled in order to match the existing appearance of the other extensions nearby and therefore whilst the materials would not match the existing dwelling it would not be considered to be out of character of the area. The proposal is therefore not considered to cause significant harm to the streetscene.

Policy H9 requires a minimum of 1m side space to be provided for proposals of two or more storeys in height, and this should be retained for the full height and length of the flank wall or building. It is indicated that a 1m side space would be provided at first floor level, however there is only an existing side space of 0.92m from the existing ground floor element.

In this case Policy H9 would therefore not strictly be adhered to, however the proposal would not result in the host dwelling being extended to the side at ground floor level. The existing side space of 0.92m would therefore be retained, and 1m is provided at first floor level. Given that there are numerous examples of similar proposals within close proximity and that the extension would not cause a detrimental impact on the street scene or neighbouring properties, it is considered an acceptable addition to the host dwelling.

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 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 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 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.**

**4 No windows or doors shall at any time be inserted in the first floor 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.**