

SECTION '2' – Applications meriting special consideration

Application No : 16/00637/FULL6

Ward:
Petts Wood And Knoll

Address : 67 Beaumont Road Petts Wood
Orpington BR5 1JH

OS Grid Ref: E: 544786 N: 167063

Applicant : Mr S Wahab

Objections : YES

Description of Development:

Part one/two storey side and rear extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 4
Smoke Control SCA 8

Proposal

It is proposed to erect a part one/two storey side and rear extension.

The part one/two storey side extension would be set back from the main front building line by 1.5m and would project to the rear by 3.75m with a 1m side space at ground floor level. The first floor element would measure 1.9m in width and would be inset 1.6m from the side boundary. The roof would be pitched and set down below the main roof ridge by 1.4m therefore considered to be of a subservient design. Two obscure glazed windows are proposed at ground floor level serving a utility room and cloakroom.

The proposed one/two storey rear extension would measure between 3.5m and 3.7m in depth and 8.8m in width at single storey level spanning the entire width of the host dwelling and proposed side extension and a width of 6.1m at two storey level. The two storey element would be set down below the main roof ridge by 1.4m.

The application has been submitted following the refusal of planning permission under ref. 15/04077. The application differs from that which was refused in that:

- The two storey side extension at first floor level has been reduced in width by 0.5m (as scaled from the drawings).
- The design of the roof of the single storey side extension has also changed slightly.

Location

The application site is located mid-way down Beaumont Road, opposite Fieldway, a residential close.

The host dwelling is a two storey three bedroom semi-detached dwelling and includes a detached garage located within rear garden along the side boundary with No. 69 Beaumont Road.

The separation to the flank boundary of the site is approx. 3.5 metres.

Consultations

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

- o Blocking light to conservatory and living room
- o Effect on foundations

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

Planning permission was refused under reference 15/04077 for a similar scheme to the current proposal. Permission was refused on the grounds:

1. The proposed part one/two storey side/rear extension, by reason of its excessive size, depth and minimum side space separation would result in a cramped, incongruous and overdominant form of development, unbalancing this pair of semi-detached properties and harming the character of the streetscene, therefore contrary to Policies BE1, H8 and H9 of the Unitary Development Plan.

The application seeks to overcome the previous reason for refusal.

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.

In assessing the merits of the proposal it is necessary to consider whether the application overcomes the previous grounds for refusal.

Consistent character in the street scene of Beaumont Road is generally achieved through a similarity in side separation, dwelling footprints and plot widths. The two storey side extension of the previously refused scheme proposed a width of 2.4m at both ground and first floor level resulting in a side separation to the boundary with No.69 of between 1m to the front and 1.3m to the rear. The current application proposes to inset the first floor side element by 0.5m resulting in a separation at first floor level of between 1.6m to the front and 1.9m to the rear.

It is considered that reducing the width at first floor level of the proposed side extension would result in the proposal appearing less dominant within the street scene and less cramped within the application site. It is noted that the grounds of refusal in respect of application ref. 15/04077 includes relevance to excessive size and depth and there has been no change to the depth of the proposed extension. However, on balance, it is considered that the reduction in the width of the extension also serves to reduce the impact of the bulk of the extension by bringing the depth further away from the boundary with No.69 to overcome the previous ground of refusal relating to the cramped, incongruous and overdominant appearance of the proposed extensions.

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.