

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

**Application No :** 16/01666/FULL6

**Ward:**  
Petts Wood And Knoll

**Address :** 40 The Covert Petts Wood Orpington  
BR6 0BU

**OS Grid Ref:** E: 545224 N: 167150

**Applicant :** Mr & Mrs Paul and Rosalind Upperton **Objections :** YES

**Description of Development:**

Single storey rear extension

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 4

**Proposal**

The application seeks permission for the addition of a single storey rear extension. The proposed rear extension would have a maximum depth of 6m and would replace an existing conservatory. It would have a width of 6.1m, and would extend across from the boundary with No.38 to join the existing detached garage. The proposal also includes the addition of doors to the rear of the existing garage.

**Location**

The application site hosts a two storey semi-detached dwelling located on the northern side of The Covert. The site is not located within a Conservation Area, nor is it Listed. It is however located within an Area of Special Residential Character.

**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  
H10 Areas of Special Residential Character

### **Planning History**

- The application site has previously been the subject of the following applications;
- 91/02390/FUL - First floor and single storey rear extensions - Permitted 05.12.1991
- 93/01568/FUL - Detached garage - Permitted 04.08.1993
- 06/03505/FULL6 - Single storey rear extension - Permitted 13.11.2006
- 16/01582/HHPA - Single storey rear extension - Not Permitted Development 01.04.2016

### **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 rear extension would have a maximum depth of 6m and would replace an existing conservatory. The extension would form a flat rear elevation and would have a width of 6.1m, and would extend across from the boundary with No.38 to join the existing detached garage. It would have a height of 2.5m at the shared boundary with No.38, and the roof would pitch away from this boundary to a height of approximately 3.05m. The extension would also feature a large rooflight with a maximum height of approximately 3.45m. The proposal also includes the addition of doors to the rear of the existing garage.

The property benefits from a single storey detached garage located close to the shared boundary with No.42. The extension would not project beyond the rear of this garage, and would have a lower height. The existing garage would screen the proposed extension from the view of this neighbour, and it is therefore considered that the proposal would not have a significant impact on this neighbour.

The proposed extension would project approximately 1.6m further to the rear than the existing conservatory. It would abut the boundary with No.38, which currently benefits from an existing conservatory at the boundary which projects approximately 3.7m and features a blank flank wall. The proposed 6m rear extension would therefore project approximately 2.3m beyond the rear of the neighbour's extension. The existing conservatory at No.38 would mitigate much of the impact of the proposed extension, and the orientation of the sites is such that the proposal would not result in a significant loss of light to the rear of the neighbouring property. Whilst the proposed extension would be closer to the boundary, the eaves height and maximum height would be similar to the existing conservatory. Furthermore, the flank wall of the proposed extension would be blank and the proposal would therefore have no impact with regards to loss of privacy.

Whilst the extension is considered large in terms of its depth, it would not result in a significant impact on the amenities of the neighbouring properties above that which already exists, and would therefore be an acceptable addition to the host dwelling.

The property is located within the Petts Wood Area of Special Residential Character. Policy H10 states that development in Areas of Special Residential Character would be required to respect and complement the established and individual qualities of the individual areas. The proposed extension would not be visible from the streetscene, and the materials proposed would match the existing dwelling. As such, the extension is not considered to have a detrimental impact on the Area of Special Residential Character, or the streetscene in general.

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 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.**