

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

Application No : 16/02330/FULL6

Ward:
Orpington

Address : 61 Berrylands Orpington BR6 9TF

OS Grid Ref: E: 547156 N: 165454

Applicant : Mr A Ranawaya

Objections : NO

Description of Development:

Single Storey Rear Extension, First Floor Side Extension and Front Porch Extension.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 31

Proposal

The application site is an end of terraced two-storey dwelling located on the eastern side of Berrylands adjacent to the garage block and car parking area. The site does not lie within a conservation area and is not a Listed Building. The surrounding area is mainly residential in nature.

Planning permission is sought for the construction of a single storey rear extension, first floor side extension and front porch. The proposal can be divided into 3 elements:

1. Single storey rear extension: The extension would project 3m and 9.3m wide. The extension would have a flat roof to a maximum height of 3m.
2. First floor side extension: This would be located above the existing single storey element. The extension would be 3.25m wide at the front increasing to 3.45m to the rear. It is proposed to have a pitched roof to a maximum height of 4.5m above the existing (7.3m from ground level). The extension would provide an additional bedroom, ensuite and 2nd utility room.
3. Front porch: This would project 1.5m and 2.223m wide with a pitched roof to a maximum height of 3m.

The new extensions will be finished in facing brickwork to match the host building.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received. Any comments received after the publication of the report will be reported verbally to committee.

Planning Considerations

The application falls to be determined in accordance with the following policies:

National Planning Policy Framework (NPPF) (2012)

The NPPF confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Chapter 7 - Requiring Good Design

The London Plan (2015)

Policy 7.4 Local Character

Policy 7.6 Architecture

Unitary Development Plan (2006)

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

Other Guidance

Supplementary Planning Guidance 1 - General Design Principles

Supplementary Planning Guidance 2 - Residential Design Guidance

Planning History

There is no planning history for this site.

Conclusions

It is considered the planning issues and considerations relate to:

- Design and bulk
- Side space
- Neighbouring amenity
- Mayoral CIL

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 and Bulk:

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policy BE1 states that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. Policy H8 states that the design and layout of proposals for the alteration or enlargement of residential properties will be required to (i) the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area and (ii) space or gaps between buildings should be respected or maintained where these contribute to the character of the area.

The Council will normally expect the design of residential extensions to blend with the style and materials of the main building. Where possible, the extension should incorporate a pitched roof and include a sympathetic roof design and materials.

The extensions are sympathetically designed to mirror the host building, therefore whilst the first floor front elevation is not set back, the ridge of the extension would not appear overly bulky or dominant within the street scene, and would not detract from the character and appearance of area generally.

The front porch would have a pitched roof and sited centrally within the front elevation, whilst this would be the first porch in this terrace its modest scale and design are considered to compliment the host building and terrace in which it forms.

The single storey rear extension has proposed a flat roof resulting in a modern and contemporary design approach to the extension, the two storey element retains a hipped roof with gable end feature which compliments the design of the host building and terrace in which it forms. The extension is to be finished in matching materials therefore resulting in a seamless finish blending the extension with the original building.

The proposal would be considered to complement the character and appearance of the host dwelling and adjoining terrace and for these reasons, it is considered that the proposed development is acceptable and complies with policy on design.

Side Space:

Policy H9 states that when considering applications for new residential development, including extensions, the Council will normally require the following:

(i) 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; or

(ii) where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties.

The Council considers that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity

of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas. Proposals for the replacement of existing buildings will be considered on their merits.

The proposed first floor side extension would be located immediately adjacent to the northern boundary with the garages and car parking area. Whilst the proposal would not provide 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" the proposal would not result in a terracing effect between the extension and any neighbouring property, the proposed extension would also not cause a cramped appearance within the wider streetscene given that the extension is adjacent to the garage block. It is considered the separation distance retained allows for high spatial standards and a high level of visual quality to be maintained. Therefore does not conflict with the reason for the side space policy and as such is compatible.

Neighbouring Amenity:

Policy BE1 (v) states that the development should respect the amenity of occupiers of neighbouring building and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing. This is supported within Policy 7.6 of the London Plan.

The single storey rear extension is shown to project a maximum 3m from the original dwelling, which is the depth currently allowed under permitted development it is considered that the development would not result in an un-neighbourly sense of enclosure and loss of daylight / sunlight, to the detriment of the neighbouring occupiers at No. 63 to the south.

The first floor side extension is located adjacent to the garage block and approximately 20m from the nearest residential property; as such it is considered that it would not result in any un-neighbourly sense of enclosure and loss of daylight / sunlight, to the detriment of the neighbouring occupiers.

One window is proposed in the first floor flank elevation; this is to serve the ensuite bathroom as such to ensure no loss of privacy would result from these windows a condition has been attached requiring the glazing to be obscured and high level opening only.

The proposed porch is located centrally within the plot and therefore given its location would not result in any un-neighbourly sense of enclosure and loss of daylight / sunlight, to the detriment of the neighbouring occupiers.

For these reasons, it is considered that the proposed development is acceptable and complies with policy on neighbouring amenity.

Summary:

Having regard to the relevant provisions of Policies 7.4 and 7.6 of the London Plan 2015, Policies BE1, H8 and H9 of the Unitary Development Plan, 2006, the Council's Supplementary Planning Guidance on General Design Principles and Residential Design Guidance and other material considerations; it is considered that the proposed development would not materially harm the character or appearance of the area, nor would result in a terracing affect or the amenity of the surrounding occupiers.

As such, it is recommended that planning permission should be granted with the conditions set out in this report.

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.