

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

Application No : 16/02453/FULL6

Ward:
Petts Wood And Knoll

Address : 4 Ryecroft Road Petts Wood Orpington
BR5 1DR

OS Grid Ref: E: 544534 N: 167186

Applicant : Mrs Gail Gulvin

Objections : YES

Description of Development:

Single storey front and first floor side extensions

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
River Centre Line
Smoke Control SCA 8

Proposal

The application seeks permission for the addition of a single storey front and a first floor side extension. The front extension would have a maximum depth of 1.7m and would have a width of 5.4m to provide a larger office and front porch. The proposed first floor extension would have a depth of 4.1m and width of 2.9m. It would be set back from the front of the property and would project 1.2m beyond the rear of the existing first floor elevation.

Location

The application site is a corner plot which hosts a two storey semi-detached dwelling on the western side of Ryecroft Road, at the junction with Kenilworth Road. 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

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 site has previously been the subject of the following applications;

- 87/00266/FUL - Single storey side extension for granny annexe - Permitted 04.03.1987
- 03/00228/FULL6 - Single storey rear extension - Permitted 26.02.2003

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 front extension would have a maximum depth of 1.7m and would have a width of 5.4m to provide a larger office and front porch. It would have a pitched roof with a maximum height of 3.5m and an eaves height of 3m. The front extension would not project significantly beyond the existing bay window and would therefore not be highly visible from the neighbouring property at No.2. The proposed materials would match the existing dwelling, and given its modest projection and height it would not be considered to result in any significant harm to neighbouring properties or the streetscene in general.

The proposed first floor extension would have a depth of 4.1m and a width of 2.9m. It would provide a continuation of the existing eaves height, however would have a much lower ridge height to maintain a subservient appearance to the main dwelling. The extension would be set back from the front of the property by approximately 4m at first floor level, and 5m at ground floor level.

It would project 1.2m beyond the rear of the existing first floor elevation, and this element of the extension would be visible from the neighbouring property at No.2. However, it would provide a distance of 5.8m to the shared boundary with this neighbour and the flank walls would be blank. Given this distance to the neighbour and the modest rearward projection the proposed extension is not considered to result in any significant harm with regards to loss of light, outlook and privacy above that which already exists.

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. Furthermore, where higher standards of separation

exist proposals are expected to provide a more generous side space. This would be the case on some corner properties, such as the application site.

The existing single storey side element provides a side space of 0.382m at the front of the property, and the proposed single storey front extension would result in an extension which abuts the boundary. The first floor extension is set back approximately 5m from the front of the proposed single storey extension and is set in 0.6m from the flank wall of the single storey element. The boundary tapers away from the front of the property and as such the first floor extension would provide a minimum side space of 1.9m, and a maximum of 2.9m from the rearmost part.

In this case Policy H9 would therefore not strictly be adhered to given that the first floor extension is sited above the single storey element which abuts the boundary. However, the first floor element provides a side space of between 1.9m and 2.9m to the boundary and is significantly set back from the front of the property. The proposed materials would match the existing dwelling, and it would maintain a lower ridge height to provide a subservient appearance. As such the extension would not result in a cramped appearance and is not considered to have a detrimental impact on the appearance of the host dwelling, the spatial standards of the area, 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.

as amended by documents received on 18.07.2016
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.

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