

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

Application No : 16/02045/FULL6

Ward:
Cray Valley East

Address : 1 Rutland Way Orpington BR5 4DY

OS Grid Ref: E: 547444 N: 167133

Applicant : Mr P J Siepak

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormer & front rooflights, first floor side and single storey rear extensions

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 26

Proposal

The proposal involves a first floor side extension which would have a width of 2.7m spanning the nearly the full length of the property, however it would be set back 0.5m from the front elevation. The proposed first floor extension would have a pitched roof which would be hipped and would have a maximum height of 8.4m. The proposal would involve roof alterations incorporating a flat roof rear dormer extension which would have a width of 3.8m and a height of 2.3m. Two front rooflights are also proposed.

A single storey rear extension is also proposed which would increase the width of the existing single storey rear extension so that it would span the full width of the dwellings and side extension, extending up to the north flank boundary and would have a total width of 8m. The rear extension would have a pitched roof which would be hipped and would have a height of between 3.05m and 4m.

Location

The application site is situated on the western side of Rutland way and hosts an end of terrace dwelling. There is an side access along the south boundary of the site which is around 2.9m wide and ends around half way along the site. To the other side of the access way abuts the rear boundary and gardens of Nos. 39-49 Chelsfield Road.

Consultations

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

- If permitted, construction works should abide by rules and regulations
- Works should finish at correct time
- Concerns that building works will go on until late at night Mondays to Sundays which would be a disturbance
- No objections provided windows in side elevation are frosted glass and non openable
- Clear glass windows in flank will invade privacy in their garden

Comments from Consultees

No comments were received.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
T18 Road Safety

Supplementary Planning Guidance (SPG) 1 General Design Principles
Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

London Plan 2015

6.12 Parking
7.4 Local Character
7.6 Architecture

National Planning Policy Framework 2012 (NPPF)

Planning history

Planning permission was granted under ref. 90/00087 for a single storey front, side and rear extension.

Conclusions

The main issues relating to the application are:

- the effect it is likely to have on the character and appearance of the area,
- the impact it would have on the spatial standards of the local area

- the impact 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 proposal would involve a first floor side extension above an existing single storey side garage which is built right up to the flank boundary. The proposal site, whilst having a large garden, is relatively narrow and the proposed extension being hard up to the flank boundary is therefore contrary to the Council's side space policy H9. However, Members may consider that in this instance, the proposal is unlikely to result in unrelated terracing as a result of the site being adjacent to an access way between the site and the rear gardens of Nos. 39 - 49 Chelsfield Road. The side/rear access is approx. between 1.3m - 2.9m and is therefore unlikely to be developed. To the other side of the access are the rear gardens of dwelling on Chelsfield Road and there is a separation of at least 31m from the proposed first floor extension to the rear of Nos. 49 and 47. Therefore, on balance, Members may consider that the proposal is unlikely to result in a cramped appearance, nor is it likely to lead to an unacceptable loss of visual amenity to the surrounding area or a detrimental impact on the spatial standards of the area, therefore it complies with the overall aims of Policy H9.

The proposed two storey element has been set back from the front of the property by 0.5m and the ridge line of the extension would be slightly lower than the ridge height of the original dwelling (by 0.2m) which would be subservient to the existing property. Members may consider that this element, due to its design and relatively modest size, is unlikely to have significant impact in the streetscene and is unlikely to harm the visual amenities of adjoining owners.

The proposal involves extending the width of an existing single storey rear extension so that it would be built up to the shared boundary with No. 3. The single storey element to the rear would have a maximum rear projection of 3.4m. However, the adjoining dwelling has a rear conservatory close to the shared boundary and extends further into the garden than the proposed extension, therefore it is not considered to result in a significant loss of light or outlook to the neighbouring property. There are no windows in the flank elevation at first floor but given its separation of at least 31m to the rear of Nos. 39 and 49, it may be considered that this element of the proposal is unlikely to lead to a loss of privacy or outlook to either neighbouring properties.

Whilst the proposal is not compliant with the Council's side space policy, Members may consider that on balance, the proposal is acceptable in that it is unlikely to result in a cramped appearance in the streetscene and is unlikely to have a seriously harmful impact on surrounding residents, therefore broadly complying with the aims of Policies BE1, H8 and H9 of the Unitary Development Plan.

Amended plans were received 28th July 2016 which reduced the height of the proposed extension so that it is stepped down by 200mm from the ridge of the original roof.

Background papers referred to during production of this report comprise all correspondence on file ref.16/02045, excluding exempt information.

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
as amended by documents received on 28.07.2016**

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 additional to those shown on the permitted drawing(s) shall at any time be inserted in the first floor elevations of the extensions hereby permitted, without the prior approval in writing of the Local Planning Authority.**

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties

