

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

Application No : 16/03230/FULL6

Ward:
Petts Wood And Knoll

Address : 161 Crescent Drive Petts Wood
Orpington BR5 1AZ

OS Grid Ref: E: 544001 N: 166996

Applicant : Mr M Link

Objections : No

Description of Development:

First floor side and rear extensions with roof and fenestration alterations.

Key designations:

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

Proposal

The application site is a two storey semi-detached property located on the south side of Crescent Drive, at the junction with diameter Road.

Permission is sought for a first floor side and rear extension. It will project 2.25m from the flank elevation and will be 5.9m deep, projecting 3.47m beyond the existing rear elevation. It will wrap around the property at the rear and will be 4.58m wide, providing 2m to the shared boundary line. Elevational alterations include replacing and enlarging the bi-fold doors and window in the ground floor rear elevation.

Consultations

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

The site has been subject to previous planning applications:

- o 00/02257/FULL1 - Part one/part two storey rear and single storey side extensions - Refused 06.09.2000
- o 00/03394/FULL1 - Single storey side and rear extensions - Permitted 14.02.2001
- o 06/03557/FULL6 - 2 metre high gates at rear of 161 Crescent Drive - Permitted 15.11.2006

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 is a corner plot on Crescent Drive, with Diameter Road forming the eastern flank boundary. An application was refused in 2000 (under planning ref: 00/02257/FULL1) for a part one/ two storey rear and single storey side extension. The reason for refusal was as follows:

1. The proposal would result in a cramped form of development, and would be detrimental to the appearance of the street scene, contrary to Policy H.3 of the Unitary Development Plan.
2. The proposal would be detrimental to the privacy and amenities of the adjoining residents by reason of visual impact and overlooking thereby contrary to Policy H.3 of the Unitary Development Plan.

A subsequent application was permitted for a single storey side and rear extensions, planning ref: 00/03394/FULL1. The first floor extension was omitted from this proposal.

This current application indicates a first floor side and rear extension however the proposal differs from 00/02257/FULL1 as follows:

- o Reduced height of 0.8m
- o Increase in side space to 2m to the shared boundary with No.163
- o Set back from front resulting in reduced depth of eastern flank wall
- o Reduced rearward projection of approximately 0.2m

The proposed first floor extension will project 2.25m from the flank elevation and will be 5.9m deep, projecting 3.47m beyond the existing rear elevation. It will wrap around the property at the rear and will be 4.58m wide, providing 2m to the shared boundary line. Elevational alterations include replacing and enlarging the bi-fold doors and window in the ground floor rear elevation. These alterations are modest and are considered to be in-keeping with the character of the existing property.

The rear elevation will contain one window and the front elevation will contain one window, both flank elevations will be blank. The adjoining property has been subject to a two storey side/rear and single storey rear extension under planning ref: 02/01609/FULL1. The first floor element projects 3.6m to the rear. From visiting the site it was noted that this extension has been built. Furthermore, the proposal includes increasing the side space to this adjoining property from 1m to 2m thereby lessening the impact on light, outlook and privacy. It is therefore considered that

this proposal overcomes the second refusal ground of application ref: 00/02257/FULL1 with regards to the impact on neighbouring amenity.

Policy H9 of the Unitary Development Plan states that 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, however, where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space, including corner plots. The proposal provides 1.83m to the eastern flank boundary which exceeds the minimum requirement. The side space has not altered from the previous refused application however given the reduction in size and similar nearby developments, it is considered that the proposed development is in-keeping with the host property and will not result in a detrimental impact on the character and appearance of the street scene.

Having had regard to the above it was considered that the siting, size and design of the proposed extension 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.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

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 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 B E1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.