

SECTION '2' – Applications meriting special consideration

Application No : 16/04156/FULL6

Ward:
Darwin

Address : 14 Cocksett Avenue Orpington BR6 7HE

OS Grid Ref: E: 545233 N: 164003

Applicant : Mr & Mrs Wright

Objections : YES

Description of Development:

Single storey front extension, two storey side extension and elevational alterations

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 28

Proposal

Permission is sought for a two storey side extension to the western elevation of the dwelling at 14 Cocksett Avenue. The extension measures 4.3m, 6.8m in depth and incorporates a hipped roof profile. The extension is located 200mm from the common side boundary with number 9 Beechwood Avenue. Elevational alterations are also proposed including the provision of a bi-folding door to the rear elevation.

The host property is a two storey detached dwelling with a single storey garage sited at the far western end of Cocksett Avenue. The property hosts a hipped roof profile with a rough cream render applied to all elevations. The dwelling has off street parking to the front elevation.

Consultations

Nearby owners/occupiers were notified of the application and the following comments were received:

- The property is at an elevated position and will cast an excessive shadow into the neighbouring garden
- Issues concerning the erection of scaffolding and whether there will be sufficient room within the site
- Overlooking into the rear gardens of Beechwood Avenue
- The application is in breach of Policy H9
- The extension would appear overbearing to number 7 and 9 Beechwood Avenue
- The window to the rear will create a feeling of perceived overlooking even though it is noted that it is obscurely glazed
- The extensions are of a substantial size

- Overdevelopment of the plot
- The removal of the existing garage would leave only one parking space at the front of the house which would not accord with the Council's standards

Highways Officer - The proposal includes removal of the existing garage. This will leave one parking space on the frontage. Given the unit will be a 4 bed house in a low (1b) PTAL area it would be preferable to see two spaces. However, given the gradient of the drive this may not be feasible and with the scale of the development no objections are made to this.

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

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance

The following London Plan Policies are relevant:

Policy 3.4 Optimising Housing Potential
Policy 5.3 Sustainable design and construction
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.6 Architecture

The National Planning Policy Framework is also a material planning consideration.

Planning History:

There is no planning history with regard to this property.

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.

Design

The materials of the proposed extension are, in so far as practical, matching to the existing property. The extension proposes a roof profile which complements the hipped roof of the host dwelling and is proposed to be off the existing ridgeline and principle elevation of the original building which allows for an element of subservience within the design. The extension is proposed of a width which when viewed in relation with the host dwelling appears bulky and quite dominant, however within the wider street scene there is evidence of other similar extended properties. Therefore, on balance, Members may consider that the scale and design of the extension is considered acceptable.

Side Space

Policy H9 states that when considering applications for new residential development, including extensions, the Council will require a minimum of 1 metre space from the side boundary of the site retained for the full height and length of the flank wall of the building. Although the extension does not meet the prescribed side space requirements (approximately 200mm from the boundary), the dwelling is sited at the end of the road frontage with the dwelling at number 9 Beechwood Avenue sited 12m to the west. The development would not cause any possible terracing, due to the separation distances between the dwellings and the proposed development is not considered to cause a cramped appearance within the wider street scene. On this occasion, on balance, Members may therefore consider this relationship to be acceptable and maintain the intention of Policy H9.

Residential Amenity and Impact on Adjoining Properties

In terms of residential amenity, several objection letters have been submitted from the properties along Beechwood Avenue predominantly concerned with the impacts of the extension, given the proximity of the dwelling to the boundary and subsequent perceived overlooking and loss of light.

The proposed extension is to be sited 12m from the rear elevation of number 9 Beechwood Avenue and spans approximately half the width of the rear boundary and amenity space associated with this dwelling. It is agreed that there will be some visual incursion as a result of the proposal and Members should consider whether the separation distances between the two properties is sufficient to ensure that no detrimental harm occurs. It is Officers opinion that whilst there would be some impact, the extension will not appear detrimentally overbearing nor result in an unacceptable loss of prospect. The orientation of the plot is favourable being sited to the east of number 9 and the proposed extension is not considered to result in an unacceptable loss of natural light.

Due to the layout of the plots, it is noted that the extension would span within close proximity (670mm) to the side boundary of number 7, projecting along the boundary for 3.7m. The proposed window within the rear elevation of the extension at first floor level is to be obscurely glazed and serving a bathroom, therefore it is not considered that there will be any actual overlooking or loss of privacy as a result of this extension. The extension will be prominent when viewed from the rear

amenity space of number 7 and due to the changes in land level, would be of an exacerbated height and prominence however on balance; this is not considered so detrimental to warrant a refusal of the application.

Car Parking

Comments have been received from the Highways Officer who comments that within a low PTAL area two car parking spaces should be provided for the dwelling. However, given the gradient of the frontage of the dwelling it may not be possible for two vehicles to be parked comfortably and given the size and scale of the development no objections are raised.

Further to a comprehensive site visit it was noted that off street parking is available within the wider street scene and the front hedge which is an attractive feature of the street scene would need to be removed to facilitate the additional parking. However, should Members consider it necessary; a condition can be added for parking plans to be received which provide two parking spaces within the frontage of the dwelling.

Summary

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 and nor impact detrimentally upon the character of the area and therefore compliant with policy BE1 of the Unitary Development Plan.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 16/04156/FULL6 as 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 Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 5** Before the development hereby permitted is first occupied the proposed window(s) in the first floor rear bathroom window shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.

REASON: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan