

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

Application No : 16/03526/FULL6

Ward:
Cray Valley West

Address : 7 Sherborne Road Orpington BR5 1GX

OS Grid Ref: E: 545737 N: 167997

Applicant : Mr Jemal Yusuf

Objections : YES

Description of Development:

Creation of basement, roof alterations to include partial hip to gable and rear dormer, demolition of garage and erection of two storey front/side extension, elevational alterations and terrace with steps to rear.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 23

Proposal

This application was deferred from Committee on the 6th October to seek a reduction in bulk of the roof and give further consideration to the proposed forward projection. Amended drawings were received on 15th November which reduces the height of the roof by 0.675m. The projection of the front bay window has also reduced, now projecting 0.338m from the front elevation. The original report is repeated below, updated where necessary.

Permission is sought for the creation of basement, roof alterations to include partial hip to gable and rear dormer, demolition of garage and erection of two storey front/side extension, elevational alterations and terrace with steps to rear.

The proposed basement will be 3m wide and 9.2m in length. It will not project beyond the footprint of the dwelling.

The existing garage will be removed to accommodate the proposed two storey front/side extension and provides a 1m side space. It will project 2.65m from the existing flank elevation and will be 9.2 deep, projecting 0.338m forward of the existing front elevation.

The proposed roof alterations include a partial hip to gable extension and a rear dormer, utilising the roof space created by the proposed side extension. One skylight is proposed for the flat central section of roof.

Elevational alterations include alterations to the front entrance and the insertion of a first floor window within the existing rear elevation. A raised terrace with steps to the rear is also proposed.

Location

The application site is a two storey detached property located on the northern side of Sherborne Road. The site is not located within a Conservation Area nor is the property listed.

Consultations

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

- Part of the front driveway/garden will be lost, resulting in a loss of parking
- Basement does not complement surrounding development, contrary to Policy H7(iii) and H8(i)
- Basement may cause subsidence and structural issues.
- Insufficient side space to western boundary, contrary to Policy H9
- Loss of garage and impact on on-street parking
- Cat slide roof is an architectural feature of many houses in this area and will be lost
- Proposed roof line is incongruous within the street scene
- Proposed basement would be the first in the area and, if permitted, would set an unwelcome precedent in the wider area of Petts Wood
- Age of the property (1930) means that it is likely the properties have shallow foundations and digging the basement will potentially have an adverse effect on neighbouring properties.
- Noisy and disruptive during excavation
- Water displacement from basement
- Did not seek pre-application advice
- Two storey side extension is not subservient to the host dwelling
- Loss of amenity to neighbouring rear gardens which will be overlooked from the proposed dormer
- Footprint will increase from 79.6 m² (excluding garage) to 129.3m² - an increase of 62%. (34.5% increase if garage is included). Therefore considered an overdevelopment of the property
- Road is a bus route and there is already problems with the bus negotiating around parked cars.
- Out of character with surrounding area
- The plot is a fairly narrow plot and the proposal would result in overdevelopment
- Loss of privacy
- Against Party Wall Act
- Loss of light and overshadowing
- Loss of original features

Revised plans were received 07/09/2016 and neighbours were notified of the changes. Representations were received in response to the amended plans which can be summarised as follows:

- Minor amendments do not address the basement extension which presents a great risk to neighbouring properties.

- Basement will result in noise and disruption for neighbours
- Will set an unwelcome precedent
- Remains an overdevelopment of a narrow plot
- Ugly and asymmetric roof line would look out of character in the road.
- Box shaped full width dormer will not integrate well with the pitched roof and will overlook neighbouring gardens
- Due to proximity to neighbours, it will result in loss of light and overshadowing
- Loss of garage and impact on on-street parking
- Cat slide roof is an architectural feature of many houses in this area and will be lost
- Increase in side space to 1m is not sufficient to mitigate against possible damage to neighbouring properties

Comments were received from the Councils Highways Officer and can be summarised as follows:

- The existing garage appears from the plans to be too small to be used as a garage
- One parking space on the frontage and it is not clear if the intention is to increase the hardstanding.
- Proposal will result in a 5bed dwelling therefore 2 spaces would be more appropriate but there appears spaces available on Sherbourne Road

No objection was received from the Councils Drainage officer.

Planning Considerations

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

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.

The London Plan (2015)

Policy 6.13 Parking

Policy 7.4 Local Character

Policy 7.6 Architecture

Unitary Development Plan (2006)

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

T3 Parking

T18 Road Safety

SPG No.1 - General Design Principles

SPG No.2 - Residential Design Guidance

There is no planning history on this site.

Conclusions

The main issues relating to the application are its design and the impact that it would have on the character of the area and on residential amenities of the occupants of surrounding residential properties.

This application seeks permission for the creation of a basement, roof alterations to include partial hip to gable and rear dormer, demolition of garage and erection of two storey front/side extension, elevational alterations and terrace with steps to rear. Revised plans, received 15/11/16, reduce the height and bulk of the proposed roof and reduce the forward projection of the front bay window.

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policies H8, BE1 and the Council's Supplementary Design Guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development. Policy BE1 also requires development to have a relationship with neighbouring buildings that allows for adequate daylight and sunlight to penetrate in and between buildings, respect the amenity of existing and future occupiers of neighbouring buildings and ensure that their environments are not harmed by reason of noise and disturbance or by inadequate daylight, sunlight, privacy or overshadowing.

The proposed basement will be 3m wide and 9.2m in length and it will not project beyond the footprint of the dwelling. Due to the nature of the proposed basement being below the property it is considered that this would have no impact on the amenities of any adjoining residential properties with regards to loss of light, outlook or visual amenity, nor an impact on the street scene. A number of objections have been received in relation to the basement setting a precedent for similar developments in the area, however any future applications will be assessed on their own merits. In this particular case the proposed basement will not impact on neighbouring amenity, therefore the size and siting is considered acceptable. Concerns raised by the neighbouring property with regards to the structural stability of the extension and effect on the stability of neighbouring properties are noted, however, these matters would be considered under Building Regulations and would not be a material planning consideration.

The proposed two storey front/side extension will project 2.65m from the existing flank elevation and will be 9.2m in length, projecting 0.338m forward of the existing front elevation. It has been designed to respect the existing features and materials of the property; a small front gable is proposed to reflect the existing gable feature and materials are indicated to match the existing property. The existing garage will be demolished to accommodate the proposal. Policy H9 of the Unitary Development Plan (UDP) seeks to prevent a cramped overdevelopment of a site. It requires any extensions of two or more storeys to have a minimum of 1m side space for the full height and length of an extension. The revised proposal will provide 1m to the western boundary thereby compliant with Policy H9 of the UDP.

The proposal includes the insertion of two first floor windows in the western flank elevation to serve a landing and bathroom. It is considered appropriate to impose a condition on any approval to ensure the first floor windows are non-opening below 1.7m and obscure glazed to prevent any additional opportunities for overlooking and subsequent loss of privacy to both the host dwelling and neighbouring property.

The proposed roof extension will enlarge the roof and changing its design to include a partial hip. Amended drawings were received on 15th November 2016 which reduces the height of the roof by 0.675m. The proposal also includes a dormer located within the rear roof slope and one skylight in the flat central section of roof. The existing property has a catslide roof and concerns have been raised regarding the loss of this architectural feature. It was noted that whilst No.9 is of a similar design, the street consists of a variety of roof forms and design features and therefore the proposed side extension and roof alterations are not considered to result in a detrimental impact on the character of the area or the street scene in general, in compliance with Policy H8 of the UDP. Furthermore, the revised plans (received 15/11/16) reduce the height of the proposed roof by 0.675m, thereby reducing the bulk and the potential impact on the street scene. With regards to neighbouring amenity, the proposed dormer will contain two windows in the rear elevation. The dormers would result in some additional overlooking due to their elevated position, however this is not considered to be materially worse than the existing situation.

The elevational alterations include alterations to the front entrance and insertion of a first floor window within the existing rear elevation. The proposed alterations to the entrance include removing the arch over the front door. The loss of this arch raised concern from local residents in respect of the loss of original features, however, the property is set back approximately 9.4m from the front boundary therefore it is not considered to impact significantly on the character of the area or street scene in general, thereby compliant with Policy H8 of the UDP.

With regards to the proposed raised terrace at the rear of the dwelling, both the host dwelling and neighbouring properties have existing rear patio areas, albeit at a lower level than proposed. To the western boundary the properties are separated by dense vegetation which will provide screening. To the east, the properties are currently separated by a low level close boarded fence and therefore a degree of mutual overlooking between these properties already exists. Although the proposal would increase the height of the terrace, the terrace would not extend to the boundaries. Therefore taking into account the level of privacy that currently exists between the properties, and the proposed siting of the terrace away from the boundaries, it is considered that the proposed raised terrace would not unreasonably increase the level of overlooking. As such, the requirements of Policy BE1 would not be compromised.

Having had regard to all the above it is considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to adjacent properties nor impact detrimentally on the character and appearance of the host dwelling or area in general due to the wide variation in the design of dwellings and roof forms within the immediate locality. The proposed

development is therefore considered to be compliant with the overarching aims and objectives of Policies BE1, H8 and H9 of the UDP and the NPPF.

In respect of the proposed car parking arrangements, concerns have been raised from local residents regarding the impact on highways safety and on-street parking as a result of the loss of the garage. The existing garage will be lost however no objection was raised from the Councils Highways Officer as sufficient spaces are available on Sherborne Road.

As amended by documents received on 15.11.2016, 07.09.2016

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 Before the development hereby permitted is first occupied the proposed first floor window(s) in the western flank elevation 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

5 No windows or doors additional to those shown on the permitted drawing(s) 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.

6 A side space of 1 metre shall be provided between the western flank wall of the extension hereby permitted and the flank boundary of the property

Reason: In order to comply with Policy H9 of the Unitary Development Plan and in the interest of the visual amenities of the area.

7 During the construction works hereby approved no operations including deliveries to or from the site shall be carried out on the site other than between the hours of 08.00 to 17.00 Mondays to Fridays inclusive and to 13.00 on Saturdays and no operations shall be carried out at all on Sundays or on statutory Bank Holidays.

Reason: To maintain the residential amenity of the surrounding residential development in accordance with policy BE1 of the Unitary Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promoted with regard to amenity.