

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

Application No : 16/04599/FULL6

Ward:
Petts Wood And Knoll

Address : 32 Chesham Avenue Petts Wood
Orpington BR5 1AA

OS Grid Ref: E: 543839 N: 167254

Applicant : Mr J Henderson

Objections : No

Description of Development:

Part one/two storey side and rear extension

Key designations:

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

Proposal

The application proposes a part one/two storey side and rear extension which would have the following dimensions:

On the ground floor the rear extension would have a depth of 1.2m and a width of 8.1m and the side extension would have a width of 2.3m and a depth of 7m.

On the first floor the side extension would have a width of 2.3m and a depth of 7m.

The extensions allow for a side space of 0.7m to the Eastern boundary, where this property is the last in the row and adjoins to the rear garden of 239 Crescent Drive.

The ground floor would have an eaves height of 2.8m and a ridge height of 3.8m. The first floor would have an eaves height of 5.8m and a ridge height of 8.8m.

The application site hosts a two storey semi-detached dwelling on the South-Eastern side of Chesham Avenue, Petts Wood, Orpington.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received.

There is no relevant planning history on the site.

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.
Chapter 7 - Requiring Good Design

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.

Design and Bulk

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policy BE1 states that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. Policy H8 states that the design and layout of proposals for the alteration or enlargement of residential properties will be required to (i) the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area and (ii) space or gaps between buildings should be respected or maintained where these contribute to the character of the area.

The materials of the proposed extension are, in so far as practical matching to the existing property, as part of the extensions would be visible from the front this is considered to be acceptable. The first floor extensions would match the existing ridge, as such this would be sympathetic to the character of the host dwelling and would not harm the street scene.

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. The proposal allows for a side space of 0.7m for the full height and length of the flank wall, however given that the Eastern boundary adjoins to the rear of number 239 Crescent Drive, it is considered that this would not appear to be cramped, nor would it create any unrelated terracing.

Residential Amenity and Impact on Adjoining Properties

Policy BE1 (v) states that the development should respect the amenity of occupiers of neighbouring building and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing. This is supported within Policy 7.6 of the London Plan.

The majority of the extensions would be towards the Eastern boundary of the site, and as such it is considered that the side extensions would have no impact on the adjoining occupiers at number 30, and the distance between number 32 and number 239 Crescent Drive would mitigate any harm to this adjoining property. There are no windows proposed in the flank elevation and as such there would be no loss of privacy.

The extension to the rear would project 1.2m past the rear elevation. Considering that number 30 have a large single storey rear extension there would be no undue impact on this adjoining occupier in this regard.

Summary

Having regard to the relevant provisions of Policies 7.4 and 7.6 of the London Plan 2015, Policies BE1, H8 and H9 of the Unitary Development Plan, 2006, the Council's Supplementary Planning Guidance on General Design Principles and Residential Design Guidance and other material considerations; it is considered that the proposed development would not materially harm the character or appearance of the area, nor would result in a terracing affect or the amenity of the surrounding occupiers.

As such, it is recommended that planning permission should be granted with the conditions set out in this report.

Background papers referred to during production of this report comprise all correspondence on the file ref: 16/04599/FULL6 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 east elevation(s) of the side extension hereby permitted, without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policies of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.