

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

**Application No :** 17/01213/FULL6

**Ward:**  
**Chelsfield And Pratts  
Bottom**

**Address :** 10 Gleeson Drive, Orpington BR6 9LJ

**OS Grid Ref:** E: 545679 N: 164636

**Applicant :** Mr & Mrs J Wright

**Objections :** YES

**Description of Development:**

Part one/two storey side/rear extension and alterations to front porch

Key designations:

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

**Proposal**

The application proposes a part one/two storey side and rear extension and alterations to the front porch.

The ground floor would have the following dimensions:

- The works would replace the existing garage, utility room and outbuilding with a similar footprint but would have an additional depth of 0.3m and an additional height of 0.7m. It would also include a pitched roof to the front with an eaves height of 2.7m and a ridge height of 3.4m
- The extension to the rear would have a maximum depth of 3.5m and a minimum depth of 2.6m due to the existing staggered rear building line.
- It would have a width of 8.8m and a height of 2.8m at single storey

The first floor would have the following dimensions:

- At the side the extension would have a width of 3.2m and a depth of 10.5m
- At the rear the extension would have a width of 4.9m and a depth of 3.5m
- The extension would be set in 1m from the Southern boundary and 2.7m from the Northern boundary.

The alterations to the porch include creating an enclosed porch which would have a depth of 0.6m and a width of 2.95m.

The application site hosts a two storey semi-detached dwelling on the Eastern side of Gleeson Drive, Orpington.

## **Consultations**

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

- Concerns regarding the proximity to the boundary of the rear extension
- Loss of light
- Extension would be too imposing

## **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

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that submission of the draft Local Plan to the Secretary of State will occur in the early part of 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 6 Residential Extensions  
Draft Policy 8 Side Space  
Draft Policy 37 General Design of Development

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

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

## **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.

### 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 side extension would have a ridge height lower than existing ridge and as such this would be both subservient and 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 the full 1m side space at first floor, but the ground floor will be rebuilt in the same position along the boundary. However given that the Southern boundary abuts a walkway leading to Warren Road Primary School it would not create any unrelated terracing and still maintains a degree of side space. The next nearest property to the South of number 10 is the other side of the walkway and as such it would not create a cramped appearance within the streetscene.

### 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.

Given the large separation distance to the neighbouring dwelling at number 11 it is not considered that the extensions would give rise to any significant loss of amenity to this property.

The dwelling at number 9 does not benefit from any rear extensions, and given the layout of the host property it is likely that the rooms nearest the adjoining boundary are habitable. Whilst there will be some impact on this adjoining owner this would be limited having regard to the height, depth and flat roof design of the single storey element nearest to the common boundary.

The first floor extension is to be set 2.7m from the boundary with number 9 which would reduce the impact on the outlook and amenity of the adjoining occupiers of number 9.

Having had regard to the above it is not considered that the development would result in a significant detrimental impact on the amenities of neighbouring dwellings.

### 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.

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: 17/01213/FULL6 set out in the Planning History section above, excluding exempt information.

**as amended by documents received on 26.04.2017**

### **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 window(s) in the 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