

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

Application No : 17/01600/FULL6

**Ward:
Cray Valley West**

**Address : 116 Beddington Road Orpington BR5
2TE**

OS Grid Ref: E: 545381 N: 169490

Applicant : Mr Andrew Roberts

Objections : YES

Description of Development:

Part one/two storey side/rear extension, roof alterations incorporating increase in ridge height, dormers to rear and rooflights to front and bay window to front.

Key designations:

Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Smoke Control SCA 17

Proposal

The application proposes a part one/two storey side/rear extension incorporating two storey high bay windows to the front, roof alterations incorporating an increase in ridge height, dormers to the rear and rooflights to the front.

The ground floor would have the following dimensions:

- At the side it would have a width of 2.5m and a depth of 7m not inclusive of the bay window, which would protrude an additional 0.6m to the front
- At the rear it would have a width of 8.4m and a depth of 2.5m.
- At the Eastern boundary it would have an eaves height of 2.8m and a ridge height of 3.5m

The first floor would have the following dimensions:

- At the side it would have a width of 2.5m and a depth of 7m not inclusive of the bay window, which would protrude an additional 0.6m to the front
- At the rear it would have a width of 5.4m and a depth of 2.5m
- The first floor element would have an eaves height of 5.1m and a ridge height of 6.2m

The extension allows for a side space of 0.8m to the Western boundary, which abuts a public footpath.

There would be an increase in ridge height of 0.35m, an L-shaped dormer to the rear and 3 rooflights to the front to facilitate a loft conversion. The application site hosts a two storey end of terrace dwelling in the Western corner of Beddington Road, Orpington.

Consultations

Nearby owners/occupiers were notified of the application and representations were received in relation to a loss of privacy as a result of the rooflights.

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 closes 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

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

SPG No1 - General Design Principles
SPG No2 - 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

Planning History

16/03824/FULL6; Part one/two storey side/rear extension and bay window to front; Permitted

It is noted that this application is a revision to a previous application 16/03824 considered by the plans sub committee held on the 3rd November 2016

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 seeks amendments to the previously permitted extensions under reference 16/03824, the main differences are:

- An increase in ridge height of 0.35m
- The inclusion of an L-shaped dormer to the rear
- The inclusion of 3 x rooflights to the front roofslope

Due to the slope in the road the property is set higher than the others in this row of 4 terraced properties, there is a precedent therefore for a higher ridge for this end property, and given that there are no other properties to the West of the site it is considered that the increase in ridge height would be acceptable in that it would not cause any significant harm to the character and appearance of the dwelling and the wider street scene.

The introduction of a dormer to the rear would somewhat increase the level of overlooking however there are no properties to the rear of number 116 and regarding the adjoining properties to the East of number 116 it is considered that the level of overlooking would not be increased to an unacceptable level given the residential setting. The inclusion of 3 rooflights to the front roofslope would not cause any significant harm to the character and appearance of the host dwelling or the street scene.

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 at the rear would have a ridge height lower than existing ridge and the front 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.

The front elevation would include two double storey bay windows to the front and while these are not a feature of the area they are fairly minimal in their projection and due to the position of this property in the most Western corner of the road it is not considered that this would significantly harm the character and appearance of 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 0.8m for the full height and length of the flank wall, however given that the Western boundary abuts the public footpath it would not create any unrelated terracing and still maintains a degree of side space. There are no other properties to the West of number 116 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.

In terms of residential amenity, one objection letter was received which raised concerns over privacy as a result of double patio doors, however it is considered that the inclusion of double patio doors to the rear would not be any more harmful than a full height window or for a person to be stood in the same position in the garden at present.

The single storey extension at the rear would only project 2.5m and the first floor is set over 3m away from the Eastern boundary with number 114. As such it is considered that the development would not result in an un-neighbourly sense of enclosure or loss of daylight/sunlight on the adjoining owners at number 114 due to the minimal rear projection.

There are no neighbours to the Western boundary and as such the extension to the side of number 116 would have no impact on residential amenity.

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: 16/03824/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 Before the development hereby permitted is commenced, details of a means of screening to the north-eastern boundary shared with No. 114 shall be submitted and approved in writing by the Local Planning Authority. The screening shall be installed prior to the first**

occupation of the development and shall be permanently retained thereafter.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the residential amenities of the area.