

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

Application No : 17/01154/FULL6

Ward:
Petts Wood And Knoll

Address : 21 Ladywood Avenue Petts Wood
Orpington BR5 1QJ

OS Grid Ref: E: 545393 N: 167667

Applicant : Mr Cheesman

Objections : YES

Description of Development:

First floor infill extension to the side and associated roof alterations and increase in height of existing garage roof to incorporate a new en suite at first floor, single storey rear extension, two velux windows to the rear roofslope four velux windows to the side roofslope and new window in the side elevation serving the kitchen.

Key designations:

Smoke Control SCA 4

Proposal

Planning permission is sought for the increase in height of the existing garage roof to incorporate a new en suite at first floor level, single storey rear extension, two velux windows to the rear roofslope, four velux windows to the side roofspace and new window in the side elevation serving the kitchen.

The host property is a semi-detached dwelling located on the eastern side of Ladywood Drive. The site is not located within a conservation area and is not listed.

Consultations

Nearby owners/occupiers were notified of the application and two letters of representation have been received.

- One letter supports the application. Very subtle and less in your face than other permitted enlargements in the vicinity, especially those that have extended forward in front of the notional building line.
- One letter with the following comments. The property has been previously extended to the rear. How many extensions to a building are allowed and in comparison with the size of the original house. How much can a house extend?

Neighbours were re-consulted on 12th June 2017 for 14 days regarding a revised description of the development. No further representations have been received.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London 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). The updated Local Development Scheme was submitted to Development Control Committee on November 24th 2016 and Executive Committee on November 30th 2016, and indicated the submission of the draft Local Plan to the Secretary of State in the early part of 2017.

Draft Policy 6 Residential Extensions
Draft Policy 37 General Design of Development

Relevant planning history

Planning permission was granted in September 2002 for a single storey side and rear and first floor rear extensions under reference 02/02392/FUL

Planning permission was granted for a single storey side/rear extension and alterations to front porch under reference 08/00355/FULL

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.

Impact upon the character of the existing dwelling and the surrounding area.

Policy H8 states the design and layout of proposals for the alteration or enlargement of residential properties should have a scale and form that respects or compliments the host dwelling and be compatible with development in the surrounding area.

The proposal would involve a small first floor extension to the side/rear and an increase in the height of the existing garage roof to create an en suite shower room within the roof. These proposed alterations would relate well to the existing form and design of the original roof profile and the overall scale, mass and design would respect the host dwelling and the character of the wider streetscene. The proposal would not result in terracing and the existing spatial standards of the surrounding area would be maintained. This element of the proposal would therefore comply with Policies H8, H9 and BE1 of the UDP.

The proposed rooflights are also considered to be acceptable in terms of appearance.

The proposed single storey extension would be located to the rear of the property and would therefore have no impact upon the character and appearance of the street scene. The extension would have a flat roof and would respect the scale and form of the host dwelling and surrounding area. The proposal would comply with Policy H8.

Impact upon neighbouring amenity

The single storey rear extension would project 5m from the existing rear wall which would fall 1m short of the depth of the existing single storey garage/side extension and would therefore have no impact upon the neighbouring property No.19. The single storey rear extension would have a flat roof with the maximum height of the flank wall being 3m. A roof lantern that would be 0.7m in height would sit above the flat roof.

The property is detached and therefore the southern flank wall would be set in approximately 1.5m from the common boundary. On balance the single storey extension would have no adverse amenity impact upon the neighbouring property no. 23.

The first floor side extension would not affect No. 23. Given the modest increase in height to the existing garage roof, this element of the proposal is not considered to adversely affect the neighbouring property no. 19. The proposed velux windows within the side roofslope would not result in overlooking to No.19.

The proposals comply with Policy BE1.

Having had regard to the above, Members may consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

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 additional to those shown on the permitted drawing(s) shall at any time be inserted in the side 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** The flat roof area of the single storey rear extension shall not be used as a balcony or sitting out area and there shall be no access to the roof area.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.