

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

Application No : 17/02408/FULL6

Ward:
Cray Valley West

Address : 26 Palewell Close Orpington BR5 3BX

OS Grid Ref: E: 546728 N: 169462

Applicant : Mr Timothy Cross

Objections : NO

Description of Development:

Two storey side extension.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 20

Proposal

The application seeks planning permission for the erection of a two storey side extension with a width of 3m and a depth of 7.02m. It would feature a flank gable end that would match the ridge and eaves height of the existing dwelling.

Location

The application site hosts a two storey end of terrace property located on the western side of Palewell Close, a cul-de-sac.

Consultations

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

Planning Considerations

The application falls to be determined in accordance with the following policies;

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.

London Plan:

Policy 7.4 Local character
Policy 7.6 Architecture

Unitary Development Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Supplementary Planning Guidance

SPG1 - General Design Principles
SPG2 - Residential Design Guidance

Draft Local Plan

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 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

Planning History

The application site has no previous planning history.

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

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 proposed two storey extension would have a width of 3m, and would extend the entire depth of the property. The roof would feature a gable end to match the ridge and eaves height of the existing dwelling.

The extension would have a modest width and is not considered to result in a significant bulky addition to the property or an overdevelopment of the site. The proposed materials would match the existing, and the extension would therefore not result in any significant harm to the appearance of the host dwelling. Furthermore, its design would be in keeping with the character of the area and would not result in any harm to the streetscene in general.

Side Space

Policy H9 requires a minimum 1m side space to be provided for the full length and height of developments of two storeys or more.

The site has a tapered boundary which angles away from the flank wall of the proposed extension. The front of the extension would provide a side space of 1m when measured along the line of its front wall however when measured directly to the boundary the distance would be approx. 0.85m. This distance would then increase to the front and rear given the angle of the boundary and relationship to the host dwelling.

The extension would therefore technically be contrary to Policy H9, however it would provide a side space well in excess of 1m aside from its front corner. The dwelling is sited in the corner of a cul-de-sac and would therefore not be prominent within the wider

streetscene. It would not be considered to result in a cramped form of development, and any harm to the spatial standards of the area would not be significant. As such, it is considered the proposed extension is an acceptable addition to the host dwelling.

Residential Amenity

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 proposed extension would not project further forwards than the existing dwelling, and given the relationship to the neighbour at No. 27 the additional width would not result in any significant loss of outlook or light to this neighbour. Any impact would also be mitigated by the existing boundary treatment. Furthermore, the first floor flank wall would be blank which would prevent any loss of privacy, whilst windows to the front would not result in any overlooking above that which already exists.

The proposed extension would also not project further to the rear of the extension and would not be visible from the neighbouring property at No.25 Palewell Close.

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 nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref: 17/02480/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 first floor 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 Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.