

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

Application No : 17/02765/FULL6

Ward:
**Mottingham And Chislehurst
North**

Address : 69 Ravensworth Road Mottingham London
SE9 4LX

OS Grid Ref: E: 542662 N: 171788

Applicant : Mr & Mrs WILLIAMS

Objections : No

Description of Development:

Part one/two storey side/rear extension, porch canopy and rooflights

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 51

Proposal

The application seeks consent for the construction of a part one/two-storey side/rear extension, together with a front porch canopy and roof lights.

The proposed side extension would span to almost the full depth of the dwelling and would wrap around the rear elevation, incorporating a 3m deep first floor rearward projection and a 3.8m ground floor rear extension.

Location

The application relates to a two-storey end of terrace dwelling, which is located on the north east side of Ravensworth Road. The property has been extended by way of a single-storey side/rear extension.

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 of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

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.

Relevant policies:

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

Supplementary Planning Guidance

SPG 1 General Design Principles
SPG 2 Residential Design Guidance

Planning History

90/01025/FUL Single storey side extension Permission 04.07.1990

02/03620/FULL1 First floor side extension Permission 27.11.2002

17/01214/FULL6 Part one/two storey side/rear extension, porch canopy and roof lights Refused 15.05.2017

Refused for the following reason:

1. The proposed extensions, by reason of their significant size, scale and lack of side space would result in a dominant and incongruous form of development, which fails to respect and complement the scale and proportions of host dwelling harmful to the appearance of the property, terrace and streetscene in general contrary to Policies BE1, H8 and H9 of the Unitary Development Plan (2006) and Supplementary Planning Guidance No 1 and No 2. .

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. Consideration should also be given to previous reasons for refusal.

Design

Policies H8, BE1 and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development.

In addition to the above policies, Policy H9 of the UDP, which relates specifically to side space, also seeks a minimum of 1m side space to prevent a cramped appearance within the streetscene and to safeguard the amenities of the neighbouring properties for development, including residential extensions, of two storeys or more.

The application property is an end of terrace residential dwelling in a prominent location within Ravensworth Road. This prominence is emphasised by the position of the dwelling adjacent to an area of open space. The side and rear elevation of the property and wider terrace is therefore visible from the wider locality. There is an existing single-storey extension to the side/rear, which sits along the boundary with the adjacent open space.

The proposed extension would be set back from the front elevation and down at the ridge. The current proposal is a resubmission of an application made under ref: 17/01214, which was refused for the reasons outlined above. The extension has been reduced in width at first floor level by 1m from 5.3m to 4.3m. It no longer therefore extends up to the boundary at first floor level, but in all other respects the proposal remains as previously submitted.

The proposal would still fail the technical requirements of Policy H9 in that 1m side space should be retained for the entire flank of the extension at both ground and first floor level. However, the area of green space to the side of the dwelling would ensure the spatial qualities of the area were protected. The reduction in width at first floor level has also lessened the bulk of the extension when viewed from the front and the set-down at ridge level provides a degree of subservience. Whilst the extension is large, Members may consider that the reduction in width has sufficiently overcome previous reasons for refusal and would not result in harm to the spatial qualities of the streetscene.

The proposal would also include the installation of a porch and roof lights. These changes are considered to be modest and would not appear out of character with the dwelling or streetscene in terms of their design or scale.

Neighbouring Amenity

In relation to neighbouring amenity the main impact would be on the adjoining neighbour No 71, which has not been extended adjacent to the common boundary. The rear extensions would be set-away from the common side boundary, including a 3.5m separation at first floor level. This first floor element would have a roof, which pitches away from No 71. The set back and pitched roof is considered sufficient to not appear overly dominant or intrusive. The position of the extension in relation to the orientation of the site and set-back from the boundary would unlikely result in a significant overshadowing. Furthermore, the fenestration arrangement would not result in a loss of privacy which exceeds the current situation. The impact on neighbouring amenity is therefore considered to be acceptable.

Having had regard to the above Members may considered that the development in the manner proposed is acceptable in that it would not result in harm to the character and appearance of the host property, terrace and streetscene.

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.

