

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

Application No : 17/02934/FULL6

Ward:
Petts Wood And Knoll

Address : 255 Crescent Drive Petts Wood
Orpington BR5 1AY

OS Grid Ref: E: 543918 N: 167315

Applicant : Mr & Mrs Lange

Objections : NO

Description of Development:

First floor side extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 8

Proposal

Planning permission is sought for a first floor side extension to enlarge the existing bathroom. The proposed extension would project 1.05m to the side of the property and would be sited above an existing single storey side extension. The proposed extension would be sited approximately 1.35m away from the shared boundary with No. 257. No additional windows are proposed.

Location

The property is sited on the western side of Crescent Drive and is a two storey semi-detached property.

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

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 37 - General Design of Development

Planning History

Planning permission was granted under ref. 10/00806 for a single storey side and rear extension.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the host dwelling and the streetscene in general and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The extension of a residential dwelling is acceptable in principle subject to the size, mass, scale and form proposed and the subsequent impact upon the amenities, outlook and privacy of neighbouring residents, the character of the area and of the host dwelling and any impacts relating to parking provision or other highways matters.

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. Policy BE1 also seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by loss of outlook or overshadowing.

In addition to the above policies, Policy H9 of the UDP relates specifically to side space and seeks 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 proposed first floor side extension will project to the northern side of the property. A side space of approximately 1.35m will be maintained between the first floor side extension and the northern flank boundary. However, the proposed first floor side extension would be constructed above an existing single storey extension (granted under ref. 10/00806) which is up to the adjoining boundary.

Although the proposed extension would be set in from the boundary at first floor level, there is a lack 1m side space for the full height and length of the extension. Policy H9 states that the Council will normally expect a minimum of 1m space from the side boundary of the site for the full height and length of the building. Whilst this

would not be the case for the proposed extension, the proposal would be well set back into the site (approx.. 5.8m from the front of the house) and is modest in scale and design. Members may consider that the proposed extension would be compliant with the objectives that Policy H9 seeks to achieve.

It is noted that no local objections have been received. Members may agree that given the proposed extension is not close to adjoining windows it is considered that on balance the proposal would be acceptable in terms of the impact upon residential amenity.

Taking the above all into account, the siting, size and design of the proposed extension is considered to be acceptable, and would not result in any significant harm to the character and appearance of the host dwelling or streetscene in general nor the amenities of the host or neighbouring properties. Accordingly, the extension is considered to comply with the aims and objectives of Policies BE1, H8 and H9 of the UDP.

Background papers referred to during production of this report comprise all correspondence on the file, 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.