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COUNCILLOR FAWTHROP'S COMMENTS IN REGARD TO ITEM 1 - 9 PRINCES AVENUE, PETTS WOOD, ORPINGTON

Mr Chairman

At the last Committee meeting the item was deferred to request a change in design of the extension and to move the side element back to fit better within the street scene.

Therefore in relation to this application there is no objection to the proposals at the rear of the property as this will be a major enhancement to the standards and living conditions of the residents of no.9.

From a planning perspective the main issues with this development concern the impact that the projected side extension will have both on the street scene and on the impact upon the Petts Wood ASRC.

Members will have noted the objections from both Cllrs Owen and Onslow in relation to this application along with the appeal decision at 45 Princes Avenue.

The applicant has made a tremendous effort to accommodate these requests, fulfilling the design requirement and stepping inwards the extension at the front adjacent to no.7.

The key element of concern is whether enough has been done to meet the description of the ASRC which deals with rhythm and pattern of an area and I quote.

“The separation between building and the rhythm and pattern of the houses adds to the special character. In many cases there is a much wider separation between houses than in other parts of the Borough which demands a higher degree of separation between buildings to maintain the special character, the openness and feel of the area. Where there are pairs of houses that complement the rhythm of the street scene there is also a prevailing symmetry between the houses. This symmetry can also be seen between neighbouring pairs. The plots are set out in such a way that the spacious character is one of a clear detached and semi-detached nature. “

In this case I believe that the side alterations as currently presented would give rise to a blurring of the lines between what is a detached and a semi-detached house within the street scene, creating a more link detached feel which is does not exist within the Area of Special Residential Character. Making the development out of keeping with the area.

More recently although not a similar application the inspector in the appeal at 1 Priory Avenue, an application recommended for approval by Officers, refused the application paying great store to the appearance of the property within the street scene.

I therefore propose that members refuse this application, on the grounds of BE1, H7 and H10, due to the impact of the forward projection of side extension on the character and appearance of the ASRC.