

SECTION '2' – Applications meriting special consideration

Application No : 10/02525/FULL6

Ward:
Petts Wood And Knoll

Address : 57 Elm Grove Orpington BR6 0AA

OS Grid Ref: E: 545594 N: 166061

Applicant : Mr And Mrs M Ketenci

Objections : YES

Description of Development:

Single storey detached building to rear
RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

This retrospective application relates to a detached outbuilding which has been constructed within the rear garden area of the application site. It is built on a low wooden platform and incorporates a footprint measuring approximately 4.9m (w) x 6.0m and a shallow pitched roof which rises to a maximum height of approximately 2.8m above ground level. The building is of timber and felt construction and has subdivided with an internal partition.

Location

The application property forms part of Elm Grove, although the outbuilding in question fronts Hill View Road from where it is most visible. The building is located within 2.0m of the public highway at Hill View Road, although the separation increases given the tapered site boundary. The land between the development and the highway is understood to be under separate ownership.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- structure breaks the well established building line of Hill View Road and, if approved, could create a precedent for similar development
- development is large and out of character in the road
- for its size the building is not a children's playhouse and includes a concrete base
- concern that building will house a hot tub/jacuzzi
- a large tree was felled to accommodate this building and another tree is within falling distance of this tree
- development will cause unacceptable degree of noise and disturbance to neighbouring properties
- plot is too small to accommodate this structure
- building will devalue neighbouring properties

Comments from Consultees

Not applicable

Planning Considerations

Policy BE1 (design and layout of new development) of the Unitary Development Plan apply to the development and should be given due consideration. This policy seeks to ensure a satisfactory standard of design and to safeguard the overall character and amenities of the area.

Planning History

There is no relevant planning history relating to this application.

Conclusions

The main consideration in this case relates to the siting of the building and its impact on the character and appearance of the surrounding area and streetscene.

Whilst no objection would be raised in principle in relation to the provision of an outbuilding within the site curtilage, given the proximity of the outbuilding to the highway and its overall size, it is considered that this development appears out of character with and detrimental to the visual amenities of the area, particularly given its conflict with the established building line along Hill View Road. Whilst it is probable that the building could be partially screened along its rear elevation, this would not overcome the prominence of the building as it will remain clearly visible when viewed from the north and from the side of No 52 Hill View Road.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02525, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The detached outbuilding is unacceptable by reason of its siting in advance of the established building line along Hill View Road and its position relative to the back edge of the highway, representing a form of development out of character with and detrimental to the visual amenities of the area, contrary to Policy BE1 of the Unitary Development Plan.

Further recommendation:

Enforcement action authorised to remove this unauthorised development.

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