

SECTION '2' – Applications meriting special consideration

Application No : 10/02585/FULL6

Ward:
Farnborough And Crofton

Address : 12 Broughton Road Orpington BR6 8EQ

OS Grid Ref: E: 544536 N: 165522

Applicant : Mr R Popov

Objections : NO

Description of Development:

First floor side and rear extension, replacement enlarged roof to existing single storey rear extension

Key designations:

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

Proposal

- The proposal is to extend above the existing single storey garage to the side/rear of the property and replace the existing roof of the single storey rear extension.
- The side element is set back from the front of the property by approximately 4.7 metres and continues beyond the rear of the property by approximately 4.5 metres. The extension is approximately 1.5 metres away from the flank boundary with the side element measuring approximately 1.2 metres in width.
- The first floor rear element has an overall depth of 4.5 metres and extends approximately 2.8 metres along the rear elevation leaving a separation of approximately 3.3 metres between the extension and the adjoining boundary.
- The overall height of the extension is approximately 6.6 metres with a hipped roof to the side and dual pitched roof to the rear.
- There is an obscure glazed window to the south eastern flank elevation, a side roof light and a window to the rear elevation.
- The roof of the existing single storey rear extension is to be replaced with a dual pitched roof measuring approximately 3.7 metres in height with roof lights to both roof slopes.

Location

- The application site is located to the south west of Broughton Road and is a semi-detached family dwelling.
- The area is mainly comprised of semi-detached properties, some of which differ in design but most are of a similar size.

Comments from Local Residents

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

Comments from Consultees

No external consultees have been consulted in relation to this application.

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

Planning History

Planning permission was granted for a single storey rear extension in 1997 under ref. 97/01029.

Conclusions

In assessing this application, the main issues to be considered are the impact of the proposal on the amenities of surrounding residents and the effect the proposal is likely to have on the spatial standards and general character of the surrounding area.

The property currently has a single storey attached garage to the south eastern side of the dwelling which is built up to the site boundary. This is proposed to remain with the first floor side/rear extension built above. This results in a development which does not comply with the Council's requirement for a one metres side space to be maintained for the full flank elevation. However, Members may consider that given the 1.5 metres step in from the flank boundary and the large step back from the front of the property, the small side element which does not technically comply with the requirements of Policy H9 is unlikely to harm the spatial standards of the area. A similar development can be seen at No. 8 Broughton Road which was granted planning permission in 1993 under ref. 93/00947.

The side element of the proposal is considered to be in keeping with the character of the host dwelling and other properties in the surrounding area. A sufficient amount of space is retained to the side to allow views through between the two

properties and maintain the spatial standards of the area. The proposal may be considered to have little impact on the visual amenities of surrounding properties and the streetscene.

To the rear, the first floor element projects a considerable distance to the rear. The neighbouring property to the south east of the application site projects approximately 3 metres beyond the rear of the application property at two storeys and benefits from a single storey garage which projects further to the rear. Members may consider that a 1.5 metre projection beyond the rear of this property with a separation of approximately 4 metres is unlikely to result in a significant loss of light or visual amenity. The flank window is obscure glazed and it may be considered that the window to the rear is unlikely to result in an unacceptable amount of overlooking.

The neighbour to the north west of the application site, No. 10 benefits from a first floor and single storey rear extension of a similar layout to that currently proposed at No. 12. The first floor element at No. 10 is located closer to the adjoining boundary with No. 12. Members may consider that the proposed first floor rear element, whilst having a deep rearward projection, is unlikely to have an unduly harmful impact on the amenities of No. 10 in terms of light, visual amenity or privacy due to the separation between the extension and the adjoining boundary.

The replacement roof to the single storey rear extension may be considered to have little further impact on the amenities of either neighbouring property. A large amount of the rear extension is unlikely to be visible from the two neighbouring properties as it projects only 1 metre beyond the rear of the existing rear and proposed first floor element at the application site and the adjoining neighbour's single storey rear extension. The roof proposed is considered to be in keeping with the host dwelling and unlikely to be visually intrusive.

Due to the existing single storey garage to the side of the dwelling, the proposal does not comply with side space requirements. However, Members are asked to consider whether the steps taken to retain sufficient spatial standards in the area result in an acceptable proposal.

Background papers referred to during production of this report comprise all correspondence on files refs. 93/00947, 97/01029 and 10/02585, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACI12
ACI12R | Obscure glazing (1 insert) to the south eastern elevation
I12 reason (1 insert) BE1 |
| 4 | ACI17 | No additional windows (2 inserts) south eastern extension |

ACI17R I17 reason (1 insert) BE1

Reasons for granting permission:

In granting permission, the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space

The development is considered to be satisfactory in relation to the following:

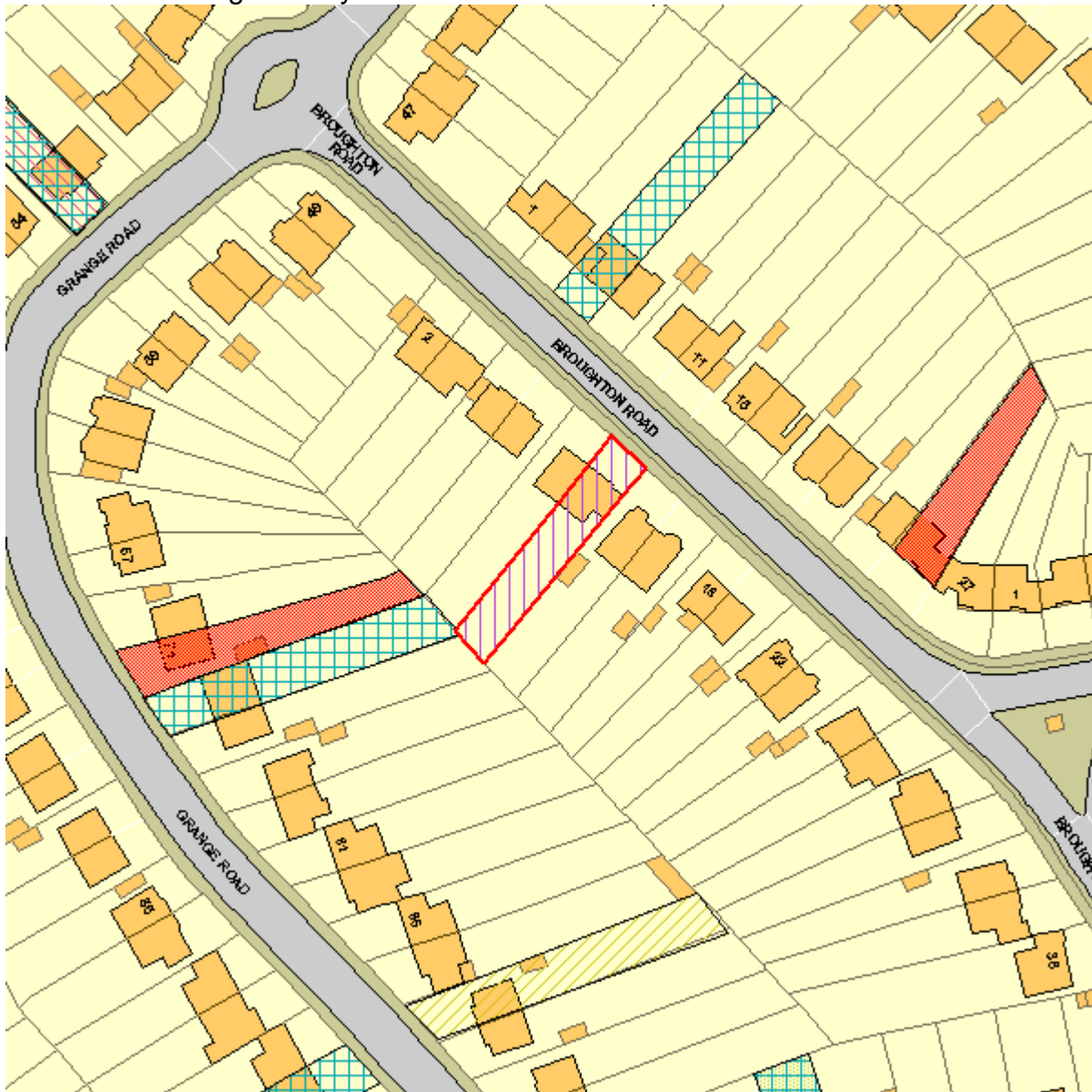
- (a) the appearance of the development in the streetscene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

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Proposal: First floor side and rear extension, replacement enlarged roof to existing single storey rear extension



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