

SECTION '2' – Applications meriting special consideration

**Application No :** 10/02468/FULL6

**Ward:**  
**Chelsfield And Pratts**  
**Bottom**

**Address :** 29 Shelley Close Orpington BR6 9QX

**OS Grid Ref:** E: 545453 N: 165418

**Applicant :** Mr I Chase

**Objections :** YES

**Description of Development:**

One/two storey side extension and elevational alterations

Key designations:

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

**Proposal**

The application seeks planning permission for a part one/two storey side extension and elevational alterations.

**Location**

The application site consists of a two-storey, semi-detached dwelling located on the northwestern side of Shelley Close. All of the Shelley Close dwellings, except for the two corner properties fronting Ridgeway Crescent are of the same vintage and style (Dutch Barn) as the application site.

**Comments from Local Residents**

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

- access to main sewage drainage would be in the middle of the proposed kitchen;
- proposal for a larger property may require additional sound proofing between both semi-detached properties; and
- there are 2 tall Spruce trees in similar location to the proposed parking space located nearest to road frontage.

## **Comments from Consultees**

Highways: States that the proposal includes the conversion of the existing garage. There are 3 parking spaces shown on the frontage and would have no objection to the application, subject to the standard condition relating to satisfactory parking.

## **Planning Considerations**

The main policies relevant to this case are Policies BE1 (Design of New Development), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

## **Planning History**

1987: Planning application (87/02580/FUL) Granted permission for a single storey rear extension.

2000: Planning application (00/02584/FULL1) granted permission for a two storey side extension and alterations to front elevation.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the surrounding area and the impact that it would have on the amenities of the occupants of surrounding residential properties. Other considerations are the amenity afforded by the trees onsite and potential highway impacts and associated road safety.

It is noted that planning permission was granted under ref. 00/02584 for a two storey side extension that extended closer to the flank boundary than the current proposal.

Subsequent to the initial proposal, the application has been amended so that the proposed side elevation maintains a separation to the adjoining boundary of 1 metre for the majority of the flank wall. As the area is neither a Conservation Area nor an Area of Special Residential Character, Members may consider this amount of side space, albeit with a small infringement, acceptable and not result in a detrimental impact on the character of the surrounding area. Regard should also be had to the fact that the dwelling on adjoining property to the northeast (No. 30) is well-separated from the application site and therefore, the open appearance the currently exists will be maintained.

The side extension will not be visible from the adjoining semi-detached property (No. 28) as it will not extend further forward or rearward of the existing front and rear building lines respectively. In addition, the extension will be well-separated from the property (No. 30) to the northeast that it would face. Furthermore, the proposal would result in the removal of the existing window at first floor level within the northeastern flank elevation facing No. 30 and therefore, arguably result in an improvement over the current situation with regard to privacy. A condition requiring no windows to be installed in this elevation without prior approval of the Local

Planning Authority is recommended to ensure any change in potential overlooking is satisfactorily assessed. Members may therefore consider that the proposed extension will not harm the residential amenities enjoyed by the occupiers of adjoining properties.

Members may consider that as enough space on the frontage of the property would remain in order to accommodate a minimum of two vehicles, the loss of the garage to accommodate the extension is not considered to result in harm to the highway or its users.

With regard to the potential removal of the 2 Spruce trees at the front of the dwelling, the trees are not protected and nor is the area a conservation area. Furthermore, the trees are not considered to add greatly to the overall amenity of the surrounding area. Members may therefore consider that their potential removal to accommodate the carparking spaces is acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 00/02584 and 10/02468, excluding exempt information.

as amended by documents received on 19.10.2010

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |                               |
|---|--------|--|-------------------------------|
| 1 | ACA01  | Commencement of development within 3 yrs |                               |
|   | ACA01R | A01 Reason 3 years                       |                               |
| 2 | ACC07  | Materials as set out in application      |                               |
|   | ACC07R | Reason C07                               |                               |
| 3 | ACH03  | Satisfactory parking - full application  |                               |
|   | ACH03R | Reason H03                               |                               |
| 4 | ACI13  | No windows (2 inserts)                   | north-eastern flank extension |
|   | ACI13R | I13 reason (1 insert)                    | BE1                           |

### **Reasons for granting permission:**

In granting planning 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

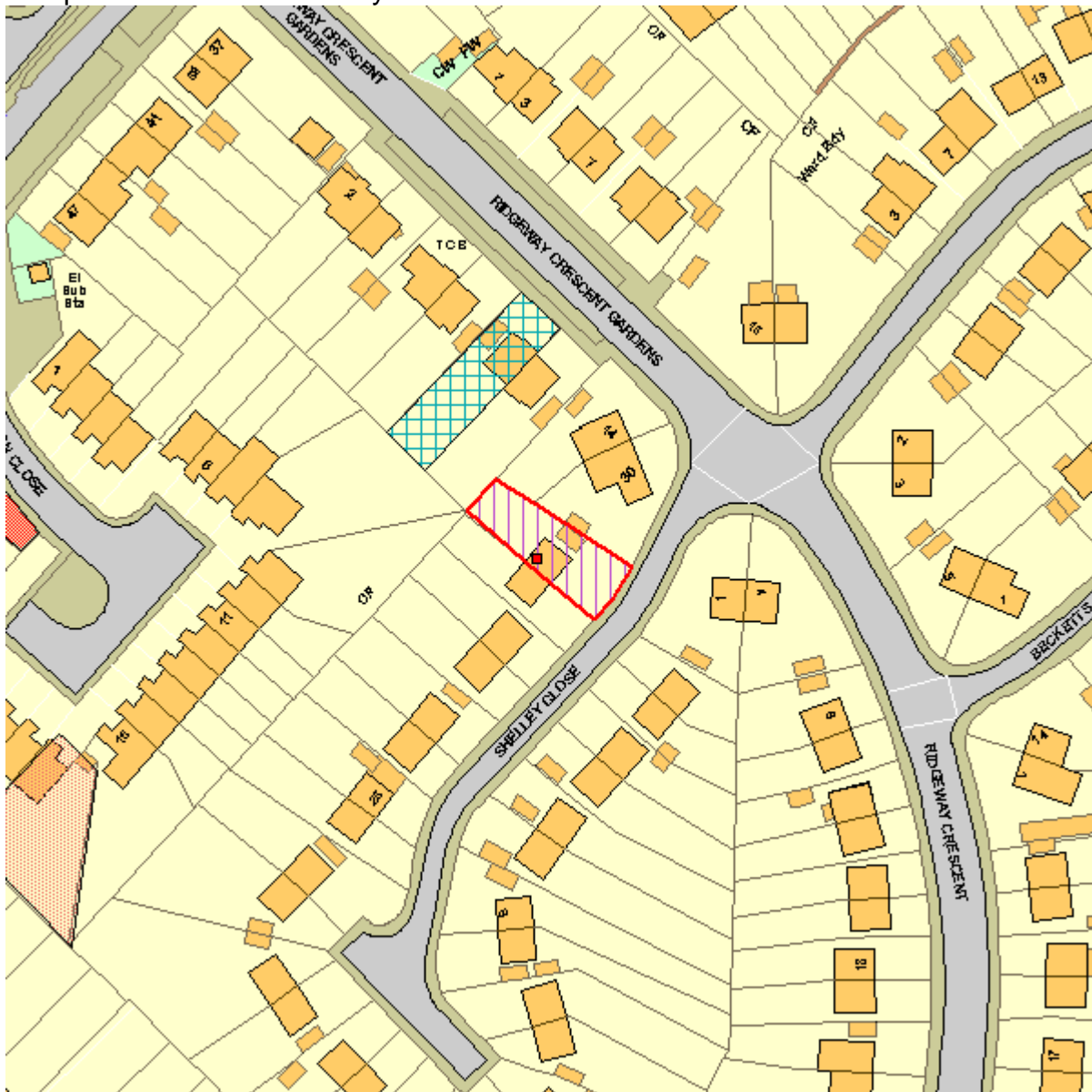
The development is considered to be satisfactory in relation to the following:

- (a) the relationship of the development to adjacent property;
- (b) the character of the development in the surrounding area;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy;

- (d) the impact on trees and landscaping;
- (e) the impact on the highway and the safety of its users;

and having regard to all other matters raised.

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