

London Borough of Bromley

Report No.
DRR/10/00120

PART 1 - PUBLIC

Agenda
Item No.

Title: **SINGLE STOREY SIDE/REAR EXTENSION AT 17
PORTHALLOW CLOSE, ORPINGTON, BR6 9XU**

Decision Maker: **Plans Sub-Committee No.2** Decision Date: **04 Nov 2010**

Decision Type: Non-Urgent Non-Executive Key

Budget/Policy Framework: Within policy and budget

Chief Officer: Chief Planner

Contact Officer: Tim Bloomfield, Development Control Manager
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Ward: Chelsfield and Pratts Bottom

1. SUMMARY

- 1.1 A single storey side and rear extension has been constructed at No. 17 Porthallow Close, Orpington under planning permission ref. 10/00362. A complaint has been received alleging that the extension has been built higher than permitted.

2. RECOMMENDATION

- 2.1 No further action be taken.

3. COMMENTARY

- 3.1 No. 17 Penhallow Close is a detached, two-storey dwelling located at the south-eastern end of the close.
- 3.2 A complaint has been received alleging that the flank wall was being built higher than permitted. A site visit was made and measurements taken and it was confirmed that the overall height of the side wall had been increased by the addition of a parapet wall which was not indicated on the approved plan.
- 3.3 The applicant was advised that the increase in height was considered to be material and that a retrospective planning application was required. No application has been received to date and it is necessary to consider whether the harm caused by the increase in height on the amenities of the adjoining property is such that enforcement action is expedient.
- 3.4 No windows were proposed in the western flank elevation facing 18 Porthallow Close, none have been constructed and the condition requiring permission for the installation of any windows in this proposed flank elevation remains in effect.
- 3.5 The overall height of the extension was measured on site to be approx. 3.3 metres at the point where the flat roof of the new extension joins the pitched roof of the existing garage

whereas the scaled dimension on the approved plan is approx. 2.9 metres, excluding a glazed roof lantern which projects 0.5m above the flat roof.

3.6 Although No. 18 is situated at a lower level in relation to No.17 the dwelling at No.18 is set in from the boundary by approximately 1 metre with its nearest ground floor window also being set approximately a further 1.5 metres further away from the extension. On balance, compared to the permitted extension it is concluded that the increased height does not result in a significant loss of residential amenity to the extent that enforcement action is expedient.

4. POLICY IMPLICATIONS

4.1 Unitary Development Plan Policies BE1 and H8 are relevant.

Non-Applicable Sections:	Financial, Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	Enforcement files contain exempt information, as defined in Schedule 12A of the Local Government (Access to Information) Act 1985, and are therefore not available for public inspection.

Ref: ENF/TF/10/00646/PLANS