

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 10/02620/FULL6

**Ward:**  
Petts Wood And Knoll

**Address :** 26 Derwent Drive Petts Wood Orpington  
BR5 1EW

**OS Grid Ref:** E: 544675 N: 166728

**Applicant :** Mr Sumner

**Objections :** NO

**Description of Development:**

Single storey rear extension

Key designations:

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

**Proposal**

The proposal is for the erection of a single storey rear conservatory to an existing family dwelling.

**Location**

The property is located on the northern side of Derwent Drive and comprises of a two storey semi-detached dwelling.

**Comments from Local Residents**

No representations were received.

**Planning Considerations**

The application falls to be determined in accordance with the following policies:

BE1 Design of New Development  
H8 Residential Extensions

**Planning History**

The following application has been made at the application site:

- 00/02782/FULL1 (granted 12th October 2000) two storey side and single storey rear extension.

## **Conclusions**

The applicant is seeking planning permission for the erection of a single storey rear conservatory measuring 4m in depth, 3.1m in width and 1.8m-3.4m in height. The main issues to consider in assessing the proposed rear conservatory extension is the impact on the character and appearance of the existing dwelling and street scene and the impact on the amenity of the neighbouring properties.

Residential extensions should respect the scale, form and materials of construction of the host dwelling. Where possible the extension should incorporate a pitched roof. Any new development will be required to take into account the amenity of the occupiers of the neighbouring properties to ensure their environment is not harmed by inadequate daylight, sunlight, loss in privacy or overshadowing.

The proposed single storey rear conservatory would be constructed of red brick to match the construction of the existing dwelling, obscured glass and toughened glass roof sheets. The proposed conservatory extension would be subordinate in scale to the host building. The proposed conservatory extension would be located at the rear and would not be highly visible from the street. Based on the above it is not considered that the proposed single storey rear conservatory would result in any adverse impact on the character and appearance of the existing dwelling or street scene.

The proposed conservatory would be of single storey height and would not result in any loss in privacy or overlooking to the adjoining occupiers at Numbers 24 or 28 Derwent Drive. The proposed conservatory would be located directly adjacent to the boundary with Number 28 however the roof, the upper north flank elevation and the rear flank elevation would be constructed of toughened and obscured glass allowing afternoon light to permeate and reducing any adverse impact in terms of a loss of daylight and sunlight to the property at Number 28. Although slightly larger in depth than what is generally considered acceptable for semi-detached properties (4m depth proposed), the roof would slope away from the property at Number 28 and a 1.8m closed board fence would screen most of the solid part of the extension, leaving only the light weight glass construction visible from the neighbouring window at Number 28. Based on the above it is not considered that the proposed single storey rear conservatory would result in any adverse impact to the amenity of the neighbouring properties in terms of inadequate daylight, sunlight, loss in privacy or overshadowing.

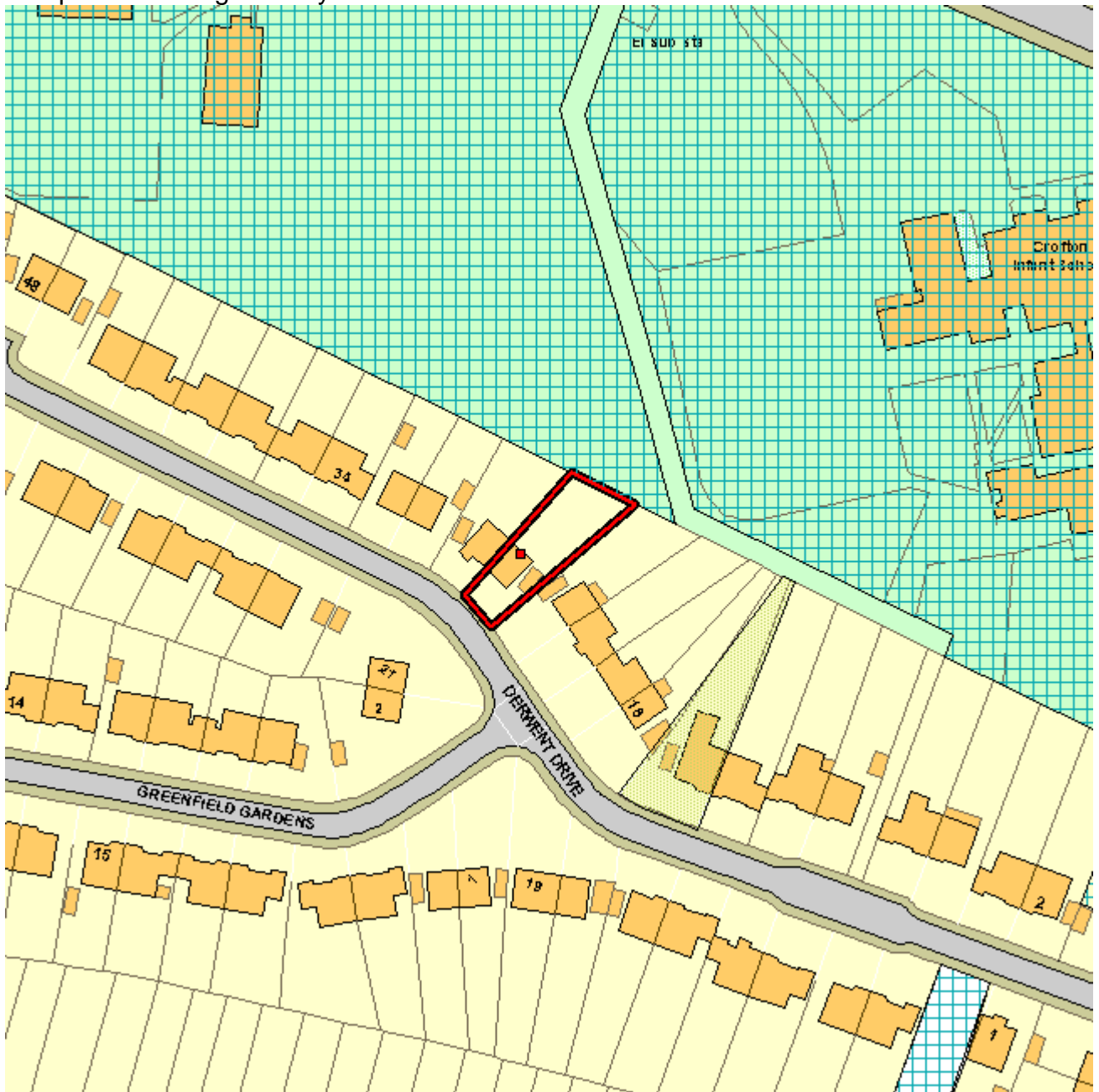
The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal

## **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     AJ01B       Justification GENERIC reason FULL6 apps

Reference: 10/02620/FULL6  
Address: 26 Derwent Drive Petts Wood Orpington BR5 1EW  
Proposal: Single storey rear extension



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