

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

Application No : 10/03037/FULL6

**Ward:
Orpington**

**Address : 205 Charterhouse Road Orpington BR6
9ET**

OS Grid Ref: E: 547021 N: 164885

Applicant : Mr Poobalasingam

Objections : YES

Description of Development:

Part one/two storey side and rear extension. Front porch.

Key designations:

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

Proposal

Planning permission is sought for a part one/two storey side and rear extension to the host property, together with a front porch. In addition, a new obscure glazed window is proposed to the original dwelling in the first floor rear elevation, to serve a bathroom.

The part one/two storey side and rear extension would have a width of approx. 3m (with a side space of approx. 0.2m), and would project along the entire depth of the property wrapping around to form a single storey rear extension, which would span the entire width of the dwelling, with a height of approx. 3.85m and a depth of 3m. At first floor level, the extension would again have a width of 3m, although would project no further than the existing rear building line. The side extension would feature bay windows at ground and first floor levels to match the existing dwelling.

The proposed porch would measure approx. 2.47m in width, have a forward projection of approx. 1.35m and a height of 3.4m.

Location

The application property is located on the north-western side of Charterhouse Road, and comprises a semi-detached dwellinghouse which does not appear to

have been previously extended. The site is bounded by a gated access way to the north-east, which appears to serve garages to the rear of properties on Court Road.

Comments from Local Residents

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

- no objection in principle to extension as it will balance out pair of dwellings
- objection to porch which will have negative impact on pair of properties, which were designed and built at the same time and to be symmetrical
- concern that rear extension will result in cooking smells and elevated noise while in the garden
- view from neighbouring bedroom will be affected

Comments from Consultees

No consultations were made in respect of 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

Under ref. 98/02144, planning permission was granted for a part one/two storey side extension.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed side extension would not, in view of its siting, be likely to have a negative impact on the amenities of local residents (there are no residential properties to the north-east of the site), while it may be considered that the visual symmetry of the pair of dwellings (No. 203 already benefits from a two storey side extension) would be restored as a result of the proposal. Regarding the rear extension, this would be of single storey construction and would appear to be of a relatively modest depth, and would not, in view of the orientation of the host property, be likely to result in a significant loss of light to the adjoining property at No. 203. While concerns have been raised locally with regard to the possibility of increased noise and disturbance and cooking smells from the extended

kitchen/dining area proposed, the extension would be unlikely to result in a significantly greater impact than may already arise in the everyday use of the host property.

With regard to side space, it is noted that the minimum requirement of 1m to be maintained between the flank wall of the extension and the flank boundary would not be met. However, in view of the fact that the property is bounded by an access road to the north-east, adequate visual separation would be retained between the host property and the adjacent petrol station building, while the chances of retrograde terracing occurring would be minimal in view of the probable continued use of the access road to serve properties on Court Road. On balance, it may be considered that in these circumstances the usual requirement of a 1m side space can be set aside, and that the extension in the manner proposed may be acceptable.

Regarding the front porch, it is noted that concerns have been raised locally regarding the impact to the pair of dwellings. However, the porch is considered to be of relatively modest dimensions, and would appear to accord with the overall appearance of the extended dwellinghouse and would not be significantly harmful to the character of the area.

Finally, regarding the proposed window to the rear elevation, this would be obscure glazed (serving a bathroom) and would not therefore result in a significant loss of amenity to local residents.

Having had regard to the above Members may agree that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area, and that in the circumstances planning permission should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/03037 and 98/02144, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
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| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |

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 street scene and the provision of adequate separation to adjacent buildings in view of the access road to the side
- (b) the relationship of the development to adjacent properties
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

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