

SECTION '2' – Applications meriting special consideration

**Application No :** 11/00033/FULL6

**Ward:**  
**Biggin Hill**

**Address :** 81 Jail Lane Biggin Hill TN16 3SE

**OS Grid Ref:** E: 542230 N: 159484

**Applicant :** Mr David Hitching

**Objections : NO**

**Description of Development:**

Part one/two storey side and rear extension. Roof alterations incorporating rear dormer extension and roof light

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Local Distributor Roads

**Proposal**

This application concerns a part one/two storey side and rear extension which will align with the original flank elevation of the property and project an additional 3 metres beyond at two storey height. The extension will be approximately 11.0m in depth and the front 1 metre will be single storey, this element incorporating a gable roof. The extension will maintain a separation of 0.2m from the south-eastern flank boundary.

**Location**

The site is located along the northern side of Jail Lane and adjoins a public footpath along its south-eastern boundary.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and at the time that this report was compiled no representations were received.

**Comments from Consultees**

Not applicable.

## Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area; to ensure adequate side space provision in the case of two storey development; and to safeguard the amenities of neighbouring properties.

## Planning History

There is no relevant planning history concerning this property.

## 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.

Whilst the proposed part one/two storey extension will be built to within close proximity of the flank boundary, a wide separation will be maintained from the neighbouring dwelling at No 83 by virtue of a public footpath which separates the two properties. Accordingly, it is not considered that there would be any prospect of a cramped form of development from occurring which would be at odds with local spatial or separation standards. Furthermore, it is considered that a wide enough separation will be maintained in respect of the dwelling at No 83 to avoid a significant impact on its amenities. Much of the proposed development will also be obscured from the side of the adjoining semi at No 79 which will be well separated from the application dwelling. The proposal is therefore considered to comply with the aims of Policy H9.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00033, excluding exempt information.

## RECOMMENDATION: PERMISSION

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs                                 |
|   | ACA01R | A01 Reason 3 years   |
| 2 | ACA04  | Landscaping Scheme - full app no details                                 |
|   | ACA04R | Reason A04   |
| 3 | ACI12  | Obscure glazing (1 insert) along the first floor south eastern elevation |
|   | ACI12R | I12 reason (1 insert) BE1  |
| 4 | ACI17  | No additional windows (2 inserts) first floor flank extension            |
|   | ACI17R | I17 reason (1 insert) BE1  |

## Reasons for 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

The development is considered satisfactory in relation to the following:

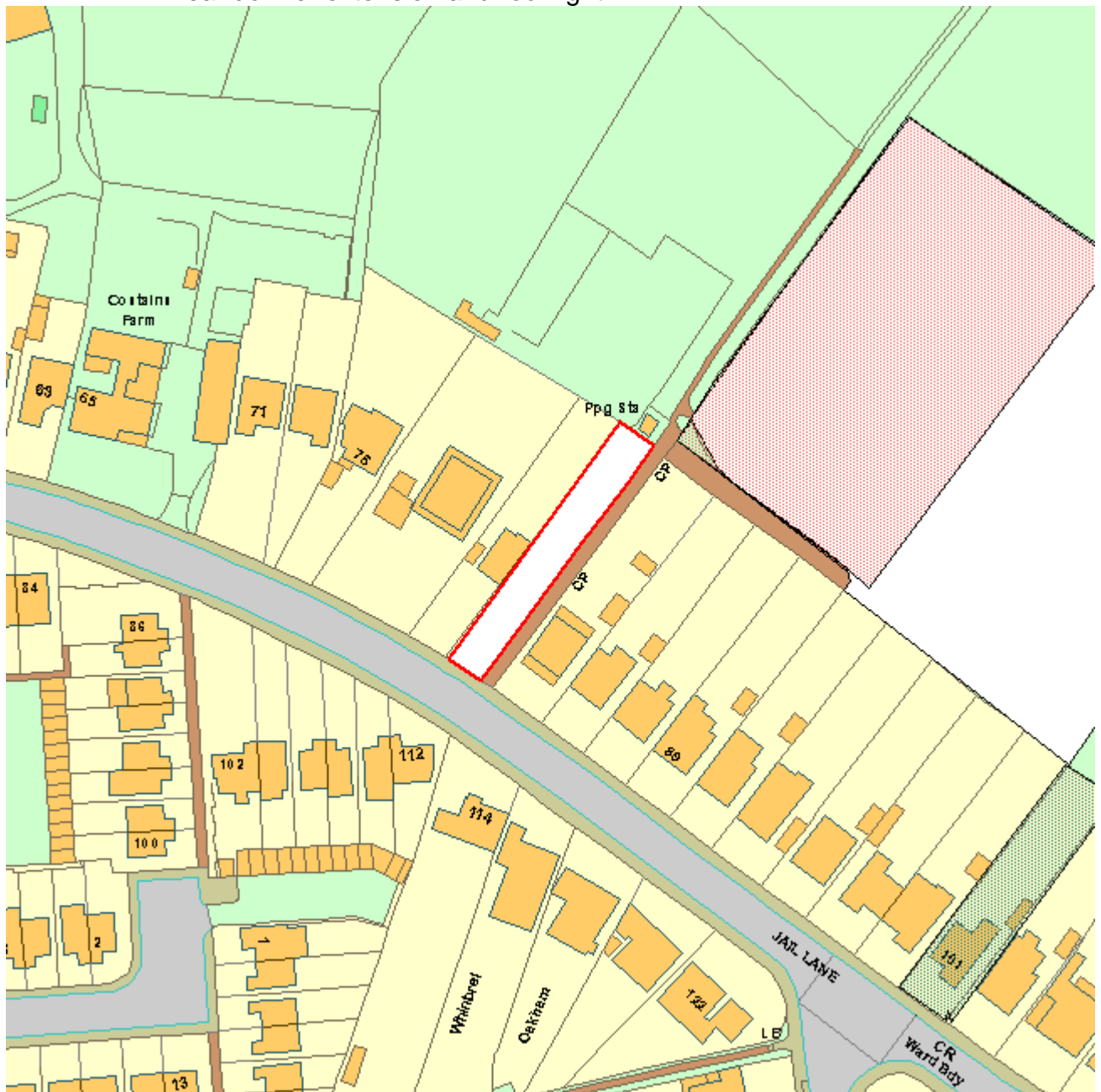
- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent property;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties

and having regard to all other matters raised.

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