

SECTION '2' – Applications meriting special consideration

Application No : 11/00182/FULL6

Ward:
Petts Wood And Knoll

Address : 46 Red Cedars Road Orpington BR6
0BX

OS Grid Ref: E: 545187 N: 166660

Applicant : Mrs Welch

Objections : NO

Description of Development:

Part one/ two storey side extension and pitched roof to front

Key designations:

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

Proposal

This application concerns a part one/two storey side extension which will align with the existing property at the front and rear. The extension will project sideward by approximately 2.6m up the southern flank boundary. The first floor addition will be set back approximately 6.0m from the front of the dwelling and maintain a 1.0m separation from the flank boundary. In addition, a pitched roof will be added to the front part of the extension which will overlap the existing front porch projection.

Location

The site is located along the eastern side of Red Cedars Road – a wholly residential street – which along this part comprises mainly two storey detached dwellings.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 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

Under ref 10/03095 a proposed two storey front extension was refused on the following ground:

The proposed extension, by reason of its design and prominent projection forward of the dwelling, would appear out of character with the neighbouring properties along this part of Red Cedars Road which share a similar design, and this proposal would represent an incongruous feature in the streetscene detrimental to the visual amenities and character of the area, contrary to Policies H8 and BE1 of the Unitary Development Plan.

This application is currently awaiting the outcome of an appeal.

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 front element of the extension will be restricted to single storey and not project forward of the existing porch. This will, to an extent, mimic the neighbouring dwellings at Nos. 48 and 50 which incorporate prominent pitched roofs above their single storey front garage or porch projections.

Whilst the proposed part one/two storey extension will be built to within close proximity of the flank boundary, the first floor element will maintain a side space separation of 1 metre. Members should assess the impact of this development, in particular of the first floor side addition (which is set back), with particular regard to the spatial standards of the area and whether an acceptable gap will be maintained at both levels between the extension and the adjacent dwelling at No 44.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/03095 and 11/00182, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- | | | |
|---|--------|--|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 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 | ACI13 | No windows (2 inserts) | flank | extension |
| | ACI13R | I13 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.

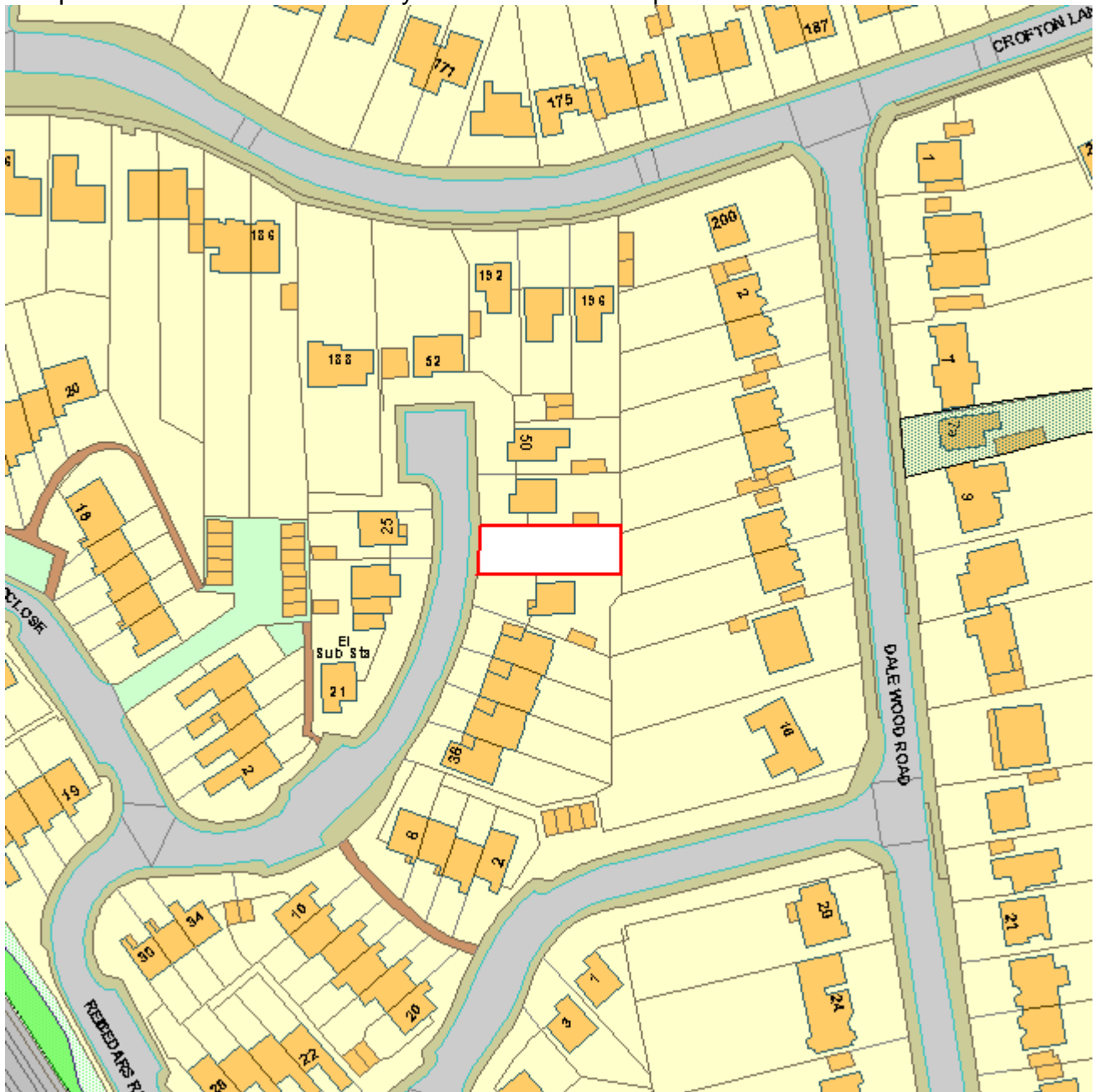
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposed part one/two storey side extension constitutes a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies BE1, H8 and H9 of the Unitary Development Plan.

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