

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

Application No : 11/00017/FULL1

**Ward:
Chelsfield And Pratts
Bottom**

**Address : 154 Worlds End Lane Orpington BR6
6AS**

OS Grid Ref: E: 546948 N: 163290

Applicant : Paye Homes LLP

Objections : YES

Description of Development:

Erection of a detached two storey 6 bedroom dwelling with accommodation in the roof space, a basement and integral double garage (amendment to permission reference 10/00126/FULL1 to include two rear dormer windows)

Proposal

Under ref. 10/00126, planning permission was granted for the erection of a detached two storey 6 bedroom dwelling with accommodation in the roof space, a basement and integral double garage. This application seeks approval for the addition of two dormers to the rear roofslope, which would be fitted with obscure glazed windows and fixed lower casements. The dormers would measure approx. 2.1m in height, 1.9m in width and project approx. 1.5m from the plane of the roofslope, and feature a hipped roof design.

The application also includes details of a landscaping scheme, materials to be used for the external surfaces of the dwelling and the proposed boundary treatment, pursuant to Conditions 2, 4 and 5 of the permission granted under ref. 10/00126. The landscaping scheme is shown on plan ref. WEL-470-PD-01, while material details have also been provided on this drawing. It is indicated that the existing boundary treatment would be retained.

Location

The application site is located on the northern side of Worlds End Lane. The immediate surrounding area is residential in character, comprising detached dwellings set within large plots.

Comments from Local Residents

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

- current plans which include dormers to the rear go against those previously agreed with neighbours and by the Council
- previously approved plans were the result of protracted negotiations between all parties, with velux windows agreed to the rear roof slope to prevent any overlooking/loss of privacy to neighbours
- permitted development rights have been removed to prevent alterations such as this in the interests of the amenities of neighbouring residents
- planning history relating to this site is sensitive

Comments from Consultees

Highways, Highways Drainage and Thames Water raise no objection to the proposal.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development
H7 Density and Design of New Housing
T3 Parking
T18 Road Safety
NE7 Development and Trees

With regard to trees and the proposed landscaping scheme, no objections are raised.

Planning History

Under ref. 02/00529, planning permission was granted for a single storey side and rear dormer extensions.

More recently, permission was refused (and a subsequent appeal dismissed) under ref. 06/03626 for the demolition of the existing dwelling and erection of detached six bedroom dwelling including accommodation within the roof and basement area together with integral garage. Under ref. 07/00830, permission was granted for single storey side and rear dormer extensions.

Under ref. 07/01381, planning permission was refused for the demolition of existing dwelling and erection of a six bedroom detached dwelling including accommodation within the roof and basement area together with integral garage.

Under ref. 08/01584, planning permission was refused (and a subsequent appeal dismissed) for the erection of a detached two storey 5 bedroom house.

Under ref. 08/03323, planning permission was refused (and a subsequent appeal dismissed) for the erection of detached two storey 5 bedroom dwelling with basement and integral double garage.

Most recently, planning permission was granted under ref. 10/00126 for the erection of a detached two storey 6 bedroom dwelling with accommodation in the roof space.

Conclusions

Members will note that there have been a number of planning applications which have been refused, and with subsequent appeals dismissed, concerning a replacement dwelling at the site. This history eventually resulted in the granting of permission under ref. 10/00126 for a detached two storey 6 bedroom dwelling with accommodation in the roofspace. The plans as approved featured rooflights to the rear roofslope, which it appears from the planning history had been favoured by local residents as opposed to dormer windows since it was considered that these would be less likely to result in overlooking and loss of privacy. Indeed permitted development rights for the new dwelling were removed by way of a condition attached to the approval (together with a condition stating that no additional windows be inserted to the flank elevations or roof slopes) in order that any alterations to the dwelling as approved would need to be the subject of a planning application in order that the Council could consider the merits of any such proposal in full, in the interests of preventing the overdevelopment of the site and in safeguarding the amenities of local residents.

The proposal now before the Council would be identical to that approved under ref. 10/00126 but for the inclusion of two rear dormer windows. While Members will note the concerns raised by local residents regarding previous negotiations with the developer culminating in a scheme which did not feature dormers, the main issue for consideration will need to be whether the addition of two rear dormers would result in a scheme that would unacceptably harm the character of the area or the amenities of neighbouring residents in material planning terms, having regard to local representations.

The proposed dormers would appear to be of a relatively modest size, and would not alter the overall form and scale of the development proposed. Given their siting to the rear roofslope, it is not considered that the character of the area would be unacceptably harmed. Turning to the matter of residential amenities, the proposed dormers may not, in view of their relatively modest dimensions and their siting, result in a significant impact to neighbours visually or in terms of access to light and outlook. Regarding any possibility of overlooking, the principle of accommodation in the roofspace of the house has been accepted, while it is not considered that dormers would necessarily give rise to a greater degree of overlooking or loss of privacy than would otherwise occur from the rooflights as approved. Nevertheless, the application indicates that the windows to the dormers would be obscure glazed and with fixed lower casements, which may serve to alleviate local concerns regarding overlooking.

On balance, Members may agree that the amendment to the approved scheme proposed, to include two rear dormers, is acceptable.

Finally with regard to the details submitted regarding the materials to be used for the external surfaces, boundary treatment and the landscaping scheme, these would all appear to be acceptable to comply with the requirements of the relevant conditions and Members may find it appropriate to agree these details.

Background papers referred to during production of this report comprise all correspondence on files refs. 02/00529, 06/03626, 07/00830, 07/01381, 08/01584, 08/03323, 10/00126 and 11/00017, excluding exempt information.

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 ACB01 Trees to be retained during building op.
ACB01R Reason B01
- 4 ACA05 Landscaping scheme - implementation
ACA05R Reason A05
- 5 ACA08 Boundary enclosures - implementation
ACA08R Reason A08
- 6 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 7 ACI12 Obscure glazing (1 insert) in the rear dormers
ACI12R I12 reason (1 insert) BE1
- 8 ACI02 Rest of "pd" Rights - Class A, B,C and E
ACI03R Reason I03
- 9 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the flank elevations or roofslopes of the dwelling hereby permitted, without the prior approval in writing of the Local Planning Authority.
ACI17R I17 reason (1 insert) H7
- 10 ACK01 Compliance with submitted plan
Reason: In the interests of the amenities of adjoining properties and the visual amenities of the area in general and to comply with Policies BE1 and H7 of the Unitary Development Plan.
- 11 ACK05 Slab levels - no details submitted
ACK05R K05 reason

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

H7 Density and Design of New Housing
T3 Parking
T18 Road Safety
NE7 Development and Trees

The development is considered to be satisfactory in relation to the following:

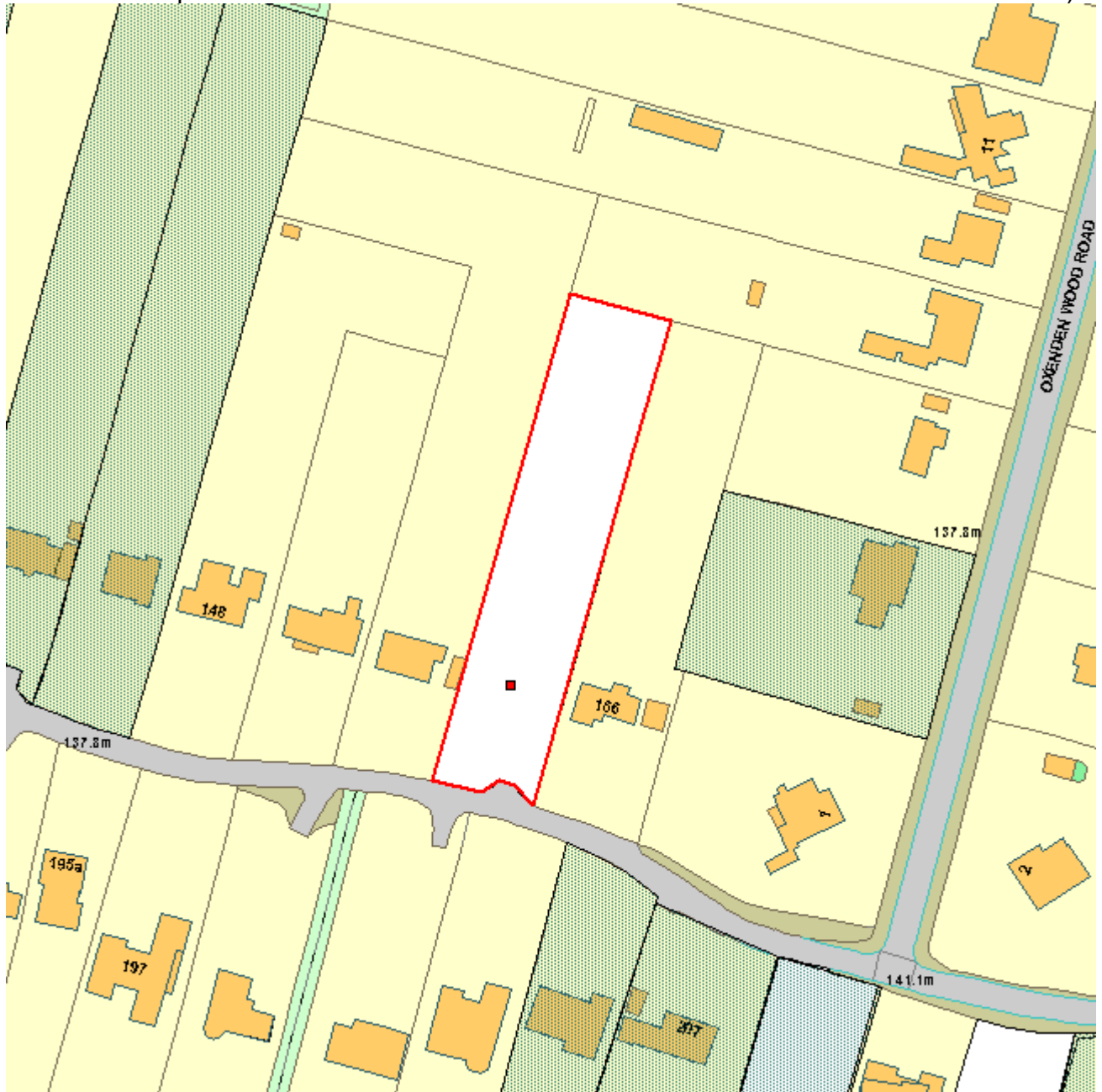
- (a) the impact of the proposed dormer windows to the character and appearance of the area
- (b) the impact to the amenities of neighbouring residents

and having regard to all other matters raised.

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