

SECTION '2' – Applications meriting special consideration

Application No : 10/03098/FULL6

Ward:
Farnborough And Crofton

Address : 229 Crofton Road Orpington BR6 8JE

OS Grid Ref: E: 544046 N: 165791

Applicant : Mr Scott Crawley

Objections : YES

Description of Development:

Roof alterations incorporating 3 velux windows to provide accommodation in the roof space

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
London City Airport Safeguarding
Stat Routes

Proposal

Application considered in association with application ref. 11/00496

Retrospective permission is sought to utilise the second floor roofspace accommodation to provide additional living space to the dwelling at No 229. The roof has been adapted to provide 3 velux windows along the side (NE) and rear (SE) elevations. Internal alterations have been made to accommodate this additional accommodation.

Location

The application property comprises part of a recently constructed building which incorporates three dwelling units. The front part of the building numbered 227 and 227A comprises two self-contained units comprising a ground floor studio flat and a flat occupying the first and second floors. The dwelling at 229 adjoins Nos. 227 and 227A at the rear and comprises one self-contained dwelling.

The site is located along Crofton Road which forms part of the A232 trunk route within close proximity to Ormonde Avenue and adjacent to a sharp curve in the road. The area generally comprises self-contained dwellings which are located

within plots of plots of varied size. Those on the side of the application site generally comprise terraces and semi-detached houses, typically of small-scale appearance.

Comments from Local Residents

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

- development is out of character in the area
- excessive number of flats
- development may attract unsympathetic tenants
- development will lead to noise and disturbance to neighbours

Comments from Consultees

No objection raised by the Highways Engineers on the basis that there have been previous approvals for development at this site. Any new parking on the site will be an improvement.

Comments have been raised by the Environmental Health officer which are enclosed within the application file.

Planning Considerations

Policies BE1 and H7 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; and to safeguard the amenities of neighbouring properties.

Planning History

Three previous planning applications have been submitted for this site in the last 12 months, concerning the demolished structures at Nos. 227 and 229 Crofton Road. These applications are summarised below:

08/01786 – 229 Crofton Road

Planning permission was granted for a minor first floor rear extension at the rear property, projecting approximately 2.2 metres and built above a single storey rear element containing a living room.

08/03379 – 227 Crofton Road

Planning permission was granted to convert the front property into two self-contained 1-bedroom flats. Permitted extensions included a small side extension at ground floor level and roof alterations (to increase the height of the structure to a maximum 7.9 metres) to accommodate additional accommodation within the roofspace (second floor) level, although this element would be partially hidden from view by a surrounding parapet wall.

08/04153 – 229 Crofton Road

A proposal was agreed in principle between the Planning Department and the Applicant to convert this dwelling into one studio flat and one 1-bedroom flat, involving roof extension so as to bring this structure in line with the extension permitted at No 227.

However, on the commencement of works on the property, significant structural problems and safety issues were discovered and the applicant demolished 227 and 229 Crofton Road. Subsequently, case ref. 08/04153 could not be determined. However, the above applications are considered to represent material considerations in determining the current application.

09/01005 – 227-229 Crofton Road

Permission was granted for a replacement two storey building with roofspace accommodation comprising 1 one bedroom flat and 1 two bedroom flats and two bedroom dwelling at No 227-229 Crofton Road

09/02703 – 227-229 Crofton Road

Planning permission was refused for an amendment to permission ref 09/01005 to incorporate one 1 bedroom flat, two 2 bedroom flats and one studio flat (involving a net increase in the number of units from three to four). This application was refused on the basis that this would be likely to result in an unacceptable increase in traffic would lead to a road safety hazard. Essentially, the single dwelling at the rear dwelling, No 229, would have been converted into two self-contained units.

Conclusions

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

Given the position of the velux windows and areas which they serve it is not considered that the amenities of neighbouring properties will be adversely affected by way of overlooking. However, a condition is included to ensure that the bathroom window is obscure glazed and opened in accordance with details to be approved by the Council.

Having had regard to the above it is considered that the development 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.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/01786, 08/03379, 08/04153, 09/01005, 09/02703, 10/03038 and 11/00496, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The north eastern velux window serving the second floor bathroom shall be obscure glazed and opened in accordance with details to be submitted to and approved in writing by the Local Planning Authority within one month of this permission, and the work shall be carried out within two months of the date of approval of the details, and the approved window shall subsequently be permanently retained as such.
ACI12R 112 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:

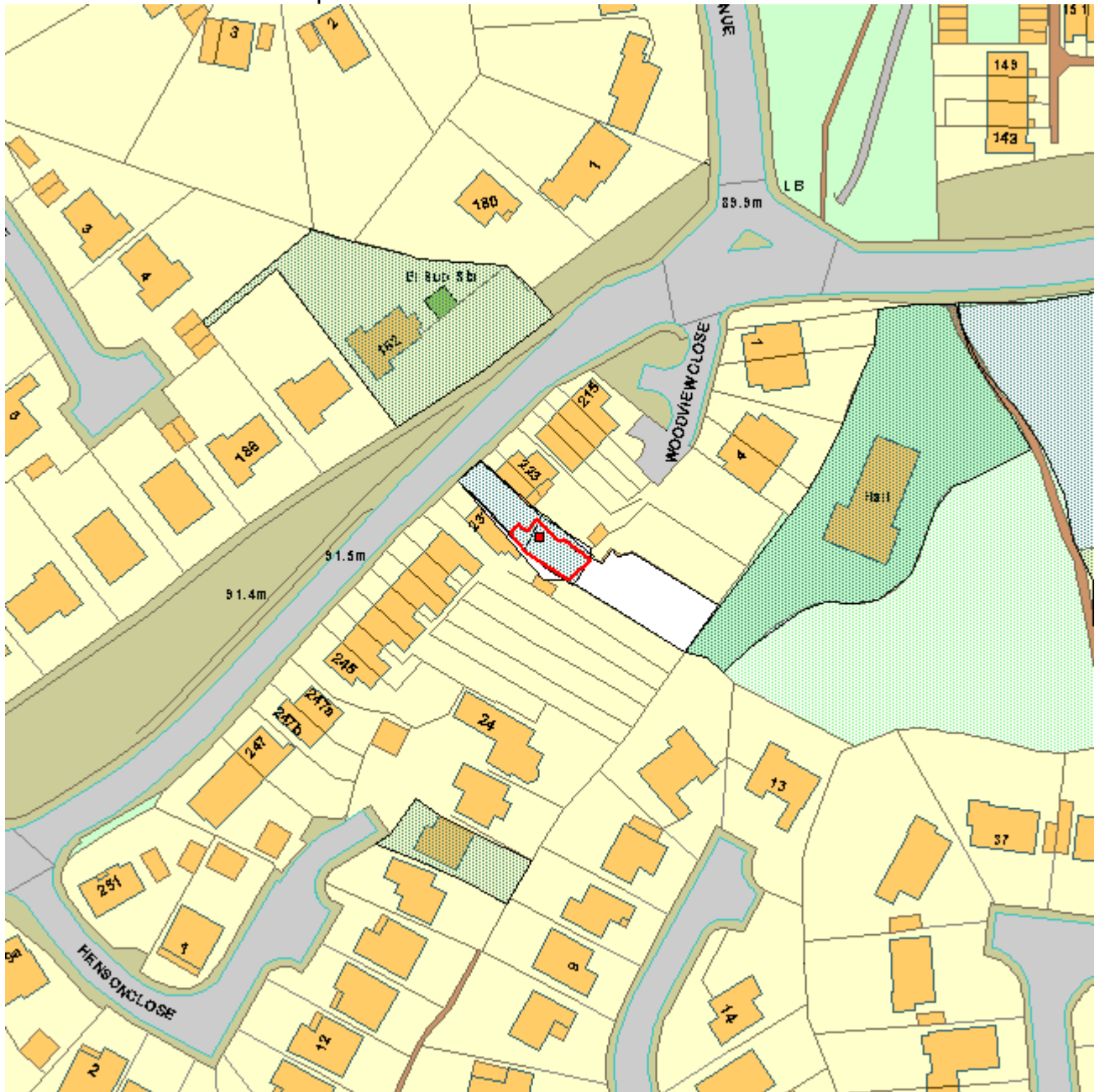
- BE1 Design of New Development
- H7 Housing Density and Design

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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