

SECTION '2' – Applications meriting special consideration

**Application No :** 11/00496/FULL1

**Ward:**  
**Farnborough And Crofton**

**Address :** 227A Crofton Road Orpington BR6 8JE

**OS Grid Ref:** E: 544038 N: 165795

**Applicant :** Mr Scott Crawley

**Objections :** NO

**Description of Development:**

Roof alterations incorporating 3 additional velux windows to front and side elevations together with internal alterations. RETROSPECTIVE APPLICATION

Key designations:

Flood Zone 2  
Local Distributor Roads

**Proposal**

**Application considered in association with application ref. 10/03098**

Retrospective permission is sought to adapt the second floor roofspace accommodation for the flat at No 227A which occupies the first and second floors of this development fronting Crofton Road. Three rooflights (in addition to the one approved under ref. 09/01005) have been installed along the front (NW) and flank elevations (NE and SW).

**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.

For additional information see also report ref. 10/03098.

**Comments from Local Residents**

At the time of writing no local comments had been received. Any additional comments will be reported verbally at the meeting.

## **Comments from Consultees**

At the time of writing no local comments had been received. Any additional comments will be reported verbally at the meeting.

## **Planning Considerations**

See report ref. 10/03098.

## **Planning History**

See report ref. 10/03098.

## **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 obtuse angles associated with the velux window it is not considered that the amenities of neighbouring properties will be adversely affected by way of overlooking. However, concerns are raised in regard to the size and incongruity of the (as-yet) unapproved front velux window. It is considered that that this front window should be replaced in its entirety and a more sympathetic and smaller 'conservation' style unit which will appear more sympathetic within the streetscene. This may be achieved through a condition.

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 second floor velux window shall be removed and replaced with a 'conservation' style window, details of which (including materials and method of opening) shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this decision, and the work shall be carried out within two months of the date of approval of details, and the approved window shall subsequently be permanently retained as such.

ACC03R Reason C03

## **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:

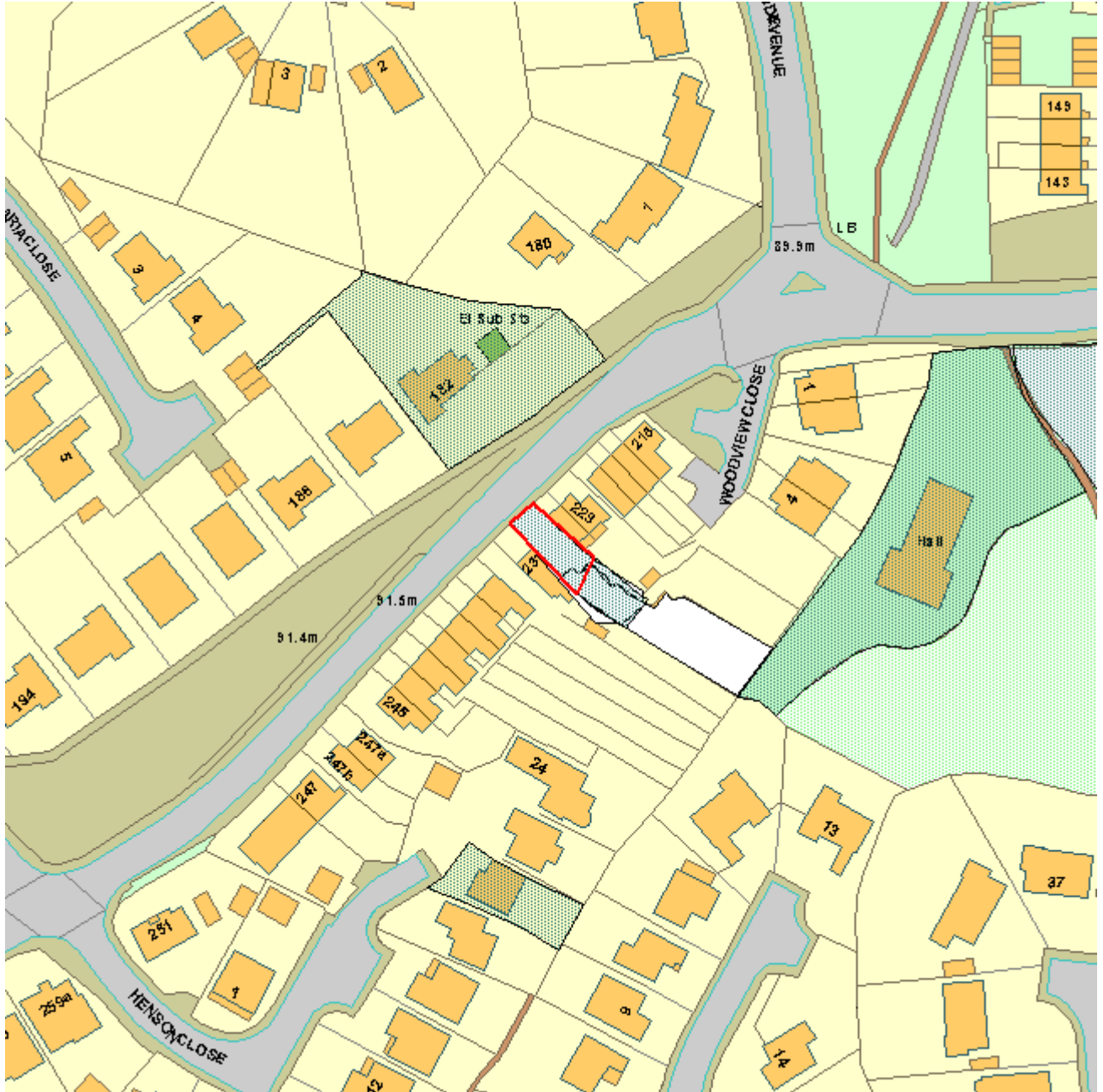
- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent property;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook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