

SECTION '2' – Applications meriting special consideration

Application No : 11/00464/FULL6

Ward:
Farnborough And Crofton

Address : 18 Durrant Way Orpington BR6 7EH

OS Grid Ref: E: 544937 N: 164298

Applicant : Mr & Mrs Kokkinos

Objections : NO

Description of Development:

Part one/two storey front/side and rear extension

Key designations:

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

Proposal

- The proposal seeks to provide a part one/two storey front side and rear extension to the property, comprising a single storey front extension and a part one/two storey side extension. The rear extension will be part one/two storey.
- The extension will have a forward projection of 1.0m and will have a width of 3.0m at single storey level to provide a garage. Behind this, the two storey side extension will be separated from the flank boundary by 1.0m at ground and first floor level and will have a width of 2.0m.
- The proposed rear extension will have a rear projection of 3.3m and will span the entire width of the dwelling at ground floor level and will be separated from the flank boundary with No. 20 by 3.0m at first floor level.
- The roofs of the extensions will be pitched, with the two storey extension subservient to the main house with a hipped roof 6.5m in height.
- The existing detached garage to the rear of the dwelling is to be removed.

Location

The application site is on the north side of Durrant Way close to the junction with Ferndale Way. The site possesses a semi-detached two storey residential dwelling. The properties on this part of Durrant Way are mainly two storey detached and semi-detached dwellings with open frontages, large rear gardens

and minimum side space. The site at No. 18 is sited on higher land than the adjacent dwelling at No. 16.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

None.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design Of New Development), H8 (Residential Extensions) and H9 (Side Space).

Planning History

Planning permission was refused under ref. 10/02871 for a part one/two storey front side and rear extension. This extension was bulkier and was a breach of side space policy. The refusal grounds were as follows:

The proposal constitutes a cramped overdevelopment of the site by reason of the design and bulk of the proposed development which if allowed would set a precedent along the road and would lead to an undesirable terracing effect in the area, contrary to Policies BE1, H8 and H9 of the Unitary Development Plan.

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.

Careful consideration of the proposal is necessary in light of the requirement in Policy H9 that when considering applications for new residential development including extensions, the Council will normally require that for a proposal of two or more storeys in height, a minimum of 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building. Whilst this proposal does not provide a metre separation for the full length of the flank wall, it is only the single storey element of the extension toward the front of the site which does not provide the required 1 metre. The two storey element is set the required distance from the boundary.

It may therefore be considered that the set back provided for the two storey element combined with the distance from the boundary provided for this part of the extension will prevent any appearance of terracing at first floor level, despite the breach of Policy H9, and that the design in this instance warrants an exception to the normal requirements.

In respect to design, the proposed pitched and hipped roofs are considered to reduce bulk and complement the character of the host building. The extension will be subservient and would not significantly unbalance the pair of semi-detached dwellings or result in an incongruous relationship with this neighbouring property. The two storey extension is sited significantly behind the building line (approx. 4m back) and this is considered to reduce the visual impact of the extension within the street scene. The roof to the rear has been hipped to replace the previously refused gable. This measure reduces bulk and reduces the visual impact of the extension.

The proposed front extension will cover a width of 3m at the front of the dwelling and will have a forward projection of 1.0m to provide a garage. A similar extension exists at No. 12 permitted under ref. 83/00698, and it is considered that this front extension would not overly harm the symmetry of the pair of semi-detached dwellings due to the existence of this nearby extension and other front extensions in the area. The proposal would therefore not be obtrusive within the street scene.

In respect to neighbouring amenities, the extension will be well separated from the neighbouring residential property at No. 20 as the first floor will be 3.0m from the flank boundary. The ground floor extension will match the depth of an existing rear extension at No. 20 and as a result, no visual impact or significant loss of light is considered to result to this property.

The two storey side and rear aspect of the proposal will project 3.3m to the rear of the property and this is considerable. This section of the dwelling will however be separated from both neighbouring properties, particularly due to the side space retained and the side garage at No. 16. As a result, this separation would not result in a significant loss of prospect from the main rear windows at No. 16 and the relationship between the dwellings is therefore considered to be acceptable. The land level is lower at No. 16, however this is not considered to result in a seriously detrimental impact. The rear gardens face north and it is considered that this would further reduce possible overshadowing and loss of daylight. The introduction of the hipped roof to the rear is also considered to reduce the impact on neighbouring properties.

Amended plans have been received dated 10/03/11 indicating a correction on the plans.

On balance it is considered that the proposal would not detrimentally impact on the character of the area and would not impact on the amenities of neighbouring residential properties. It is therefore recommended that the application is granted planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/02871 and 11/00464, excluding exempt information.

as amended by documents received on 10.03.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|--------|--|------------|------------------------------------|
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACC04 | Matching materials | | |
| | ACC04R | Reason C04 | | |
| 3 | ACI10 | Side space (1 insert) | 1.0m | two storey |
| | ACI10R | Reason I10 | | |
| 4 | ACI12 | Obscure glazing (1 insert) | | on the first floor flank elevation |
| | ACI12R | I12 reason (1 insert) | BE1 and H8 | |
| 5 | ACI17 | No additional windows (2 inserts) | | flank extension |
| | ACI17R | I17 reason (1 insert) | BE1 and H8 | |

Reasons for granting permission:

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

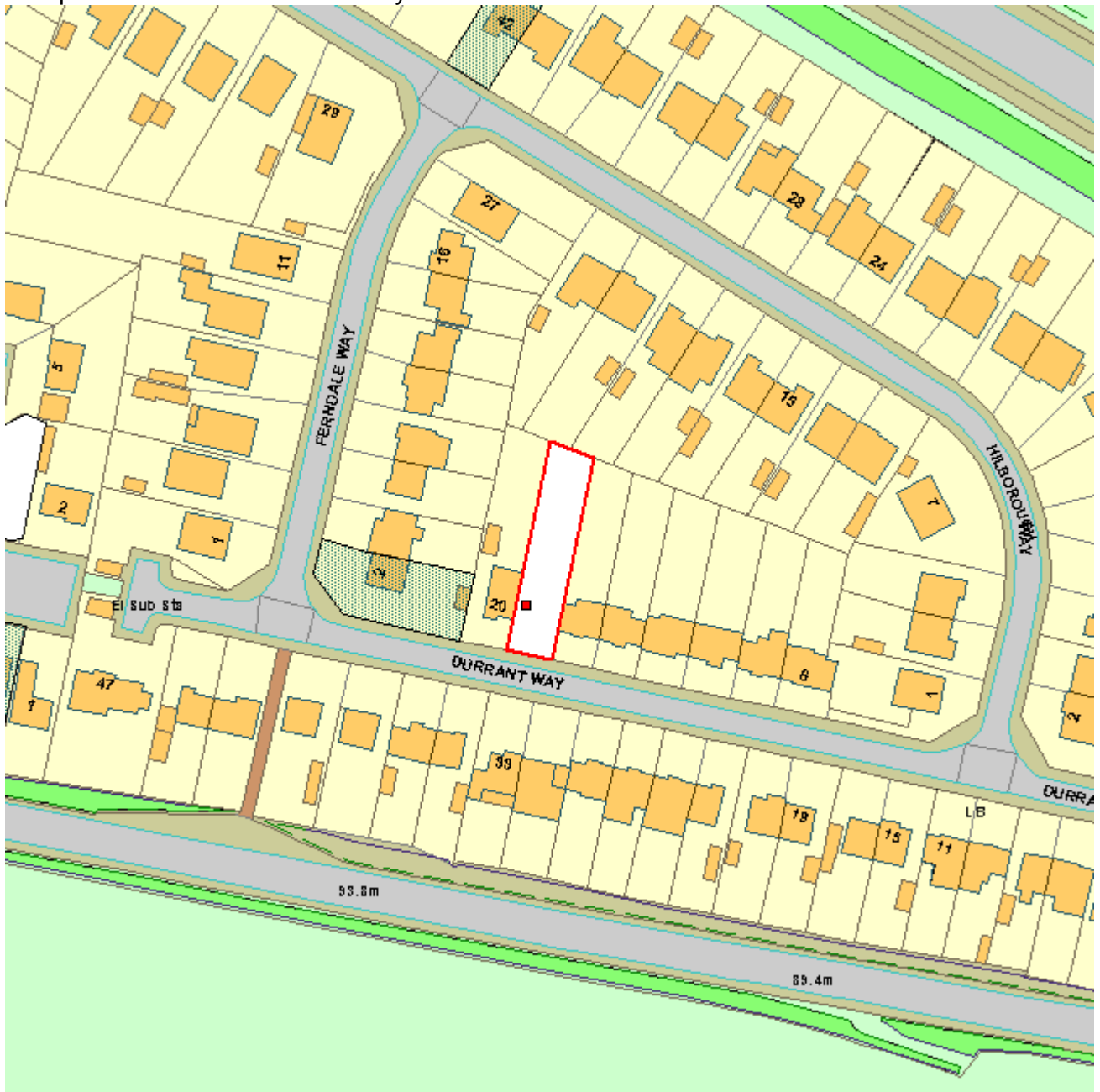
- BE1 Design of New Development
- H8 Residential Extension
- H9 Side Space

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

- (a) the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

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