

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

**Application No : 11/00281/FULL6**

**Ward:  
Darwin**

**Address : 73 Beechwood Avenue Orpington BR6  
7EZ**

**OS Grid Ref: E: 545249 N: 163723**

**Applicant : Mr Schooley**

**Objections : YES**

**Description of Development:**

Increase in roof height to provide additional first floor accommodation

**Proposal**

It is proposed to construct first floor accommodation along the western side of the dwelling in order to provide two additional bedrooms. This will rise to a maximum height of approximately 7m (as scaled from the submitted plans) and will incorporate a gable roof rising to approximately 2m higher than the existing ridge. The remaining part of the dwelling will remain unchanged. It will measure approximately 9.8m in depth.

**Location**

The application dwelling forms one of six bungalows situated along the southern end of Beechwood Avenue. The wider street is characterised by a diverse range of house types, although this end of the street is defined by those single storey properties. Beechwood Avenue itself part of one of a small number of roads forming a distinct enclave of development bounded to the north by Shire Lane and to the east by the A21 Farnborough Way and surrounded in large part by the Green Belt.

**Comments from Local Residents**

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

- proposed extension would add bulk and un-uniformity to a row of four similar bungalows and would upset the outlook and vista of the area
- development will be of poor external design

- extension will block light to neighbouring kitchen, conservatory and solar panels
- a rear ground floor extension would be more acceptable
- development will spoil the ambience at the top of this hill

### **Comments from Consultees**

Not applicable

### **Planning Considerations**

Policies BE1 and H8 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**

There is no significant planning history concerning the application dwelling.

### **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.

It is considered that the proposed first floor extension will maintain an adequate separation in respect of the neighbouring properties either side so as to avoid adversely affecting their amenities. A condition will be included to restrict the installation of windows along the flank elevations so as to protect the privacy of those dwellings.

With regard to its impact on the streetscene, the proposed first floor extension will be confined to one half of the dwelling with the original roofline maintained along the eastern side. Given the overall scale of the extension and its confinement to the western half, it is not considered that the enlarged dwelling will appear especially out of character with the surrounding single storey dwellings to adversely affect the character of the streetscene.

In conclusion, it is considered that the development in the manner proposed 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.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACC04           | Matching materials   |

	ACC04R	Reason C04		
3	ACI13	No windows (2 inserts)	flank	first floor 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:

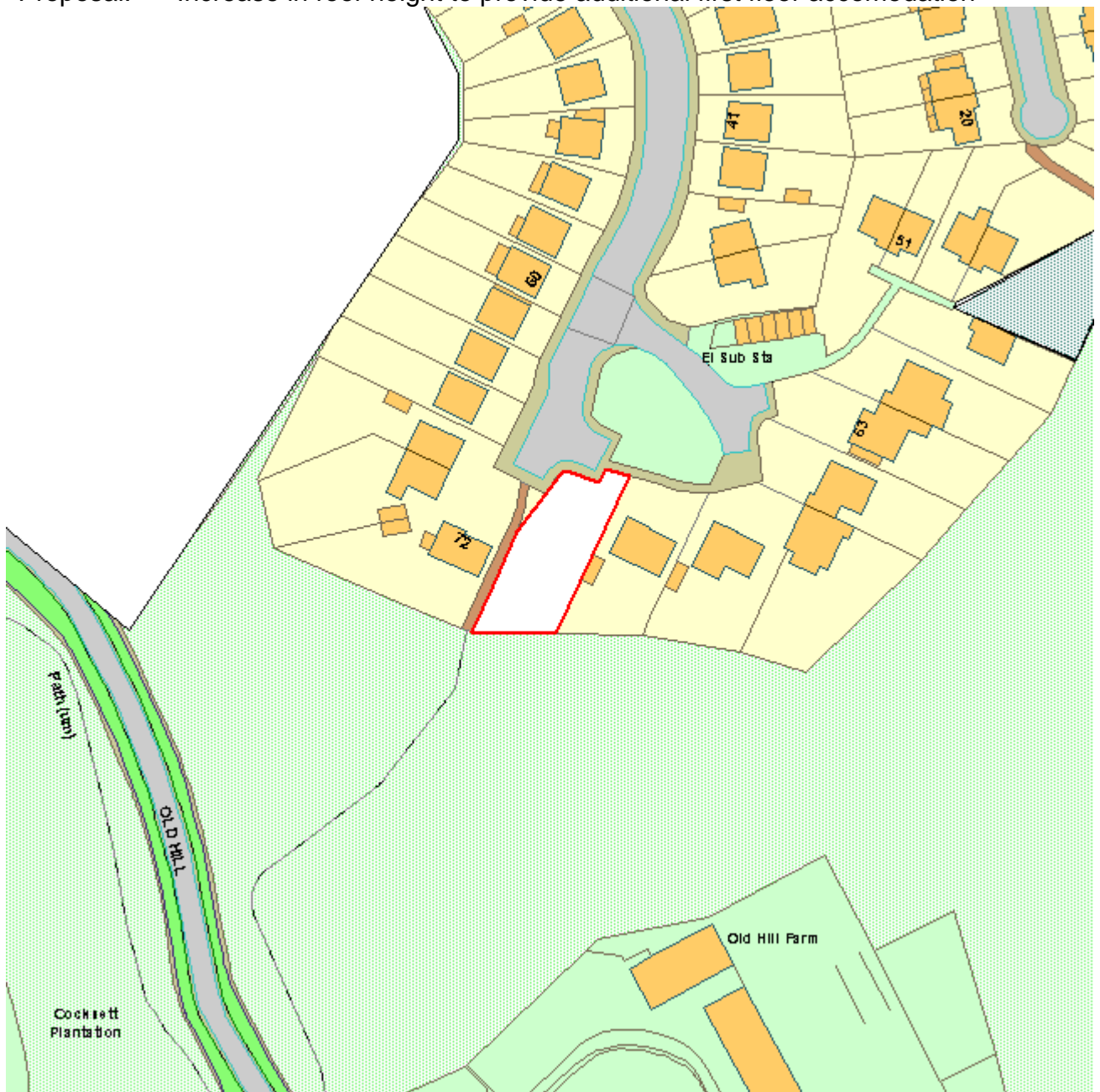
BE1 Design of New Development  
H8 Residential Extensions

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.

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