1. Application No: 09/03440/FULL6 Ward:

**Chelsfield And Pratts** 

**Bottom** 

Address: 25 Warren Road Orpington BR6 6JF Conservation Area:NO

OS Grid Ref: E: 545675 N: 164421

Applicant: Mr T Manchip Objections: NO

# **Description of Development:**

Ground and first floor side extension

# **Proposal**

- The proposed extensions incorporate a first floor side extension above an existing garage with a two storey/single storey extension behind
- The extension will have a hipped roof that will not be subservient to the main dwelling
- The resulting development will be adjacent to the western flank boundary and will not include a metre side space but is adjacent to an access road.

#### Location

The application site is on the northern side of Warren Road. The properties on Warren Road are predominantly detached and semi-detached dwellings set within spacious plots. To the rear of the property is Warren Road Primary School which is served by an access road to the west of the application site. This provides a separation of approx. 9m to the nearest neighbouring property at No. 23.

#### **Comments from Local Residents**

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

letter of support from school to the rear of the site

### **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) of the adopted Unitary Development Plan.

# **Planning History**

Planning permission was granted under ref. 95/02816 for a single storey side and rear extension.

### **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.

Although the application represents a technical breach of side space policy, it is considered in this case that the construction of a two storey side extension adjacent to the flank boundary will not impact detrimentally on the open character of the area and will not result in a cramped form of development or the potential for future terracing due to the existence of an access road to the side of the property.

In respect to neighbouring amenities, the extension will be well separated from the nearest residential property at No. 23 and therefore no significant overlooking or loss of privacy or prospect is considered to result. The extension is considerable in its bulk, with no attempt to make the extension subservient to the main dwelling, however it is considered that because of the mix of architectural styles on Warren Road, this design would not harm the character of the road despite there being no similar extensions in the immediate locality.

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.

Background papers referred to during production of this report comprise all correspondence on file ref. 09/03440, excluding exempt information.

#### **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	ACI13	No windows (2 inserts) flank extension
	ACI13R	I13 reason (1 insert) 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 Extensions
- H9 Side Space

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

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area
- (c) the character and appearance of the a
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy

and having regard to all other matters raised.

Address: 25 Warren Road Orpington Proposal: Ground and first floor side 6	
Proposal: Ground and first floor side e	
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Reference: 09/03440/FULL6

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