

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:

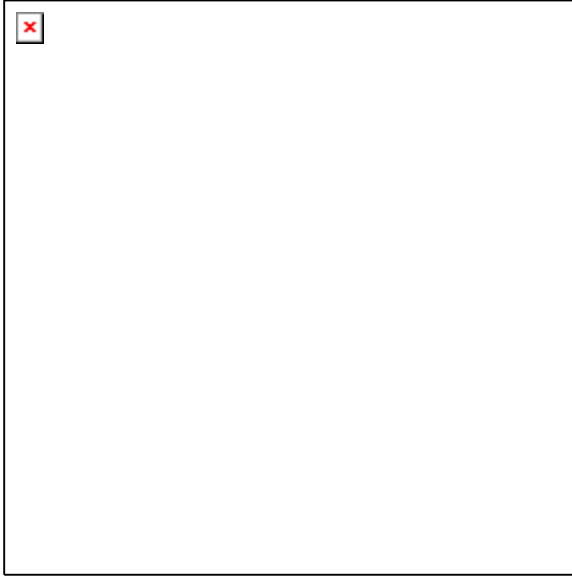
- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space

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.

Reference: 09/03440/FULL6
Address: 25 Warren Road Orpington BR6 6JF
Proposal: Ground and first floor side extension



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