1. Application No: 09/03496/EXTEND Ward:

Farnborough

And

Crofton

Address: 2 Pondfield Road Orpington BR6 8HJ Conservation Area:NO

OS Grid Ref: E: 543984 N: 165402

Applicant: Mr David Evans Objections: YES

Description of Development:

Extension of time limit for implementation of permission ref. 06/03806 granted for two bedroom chalet dwelling.

Proposal

- This proposal is for an extension of time limit for implementation of permission ref. 06/03806 granted for two bedroom chalet dwelling.
- The chalet dwelling will be located approximately 8m decreasing to 5m from the public footpath along Pondfield Road.
- There will be a separation of 3m from the new dwelling and the rear boundary with No. 117 and 4m between the new dwelling and the rear boundary with No. 115.
- The new dwelling will have a maximum width of 9.5m and depth of 10.2m
- The new dwelling will have a maximum height of ~7.4m

Location

The site is located on an estate development of 24 detached dwellings all of similar design and mostly open frontages. The site is roughly trapezoidal in shape and lies to the south-west of No. 2 Pondfield Road and is approximately 450m2.

Comments from Local Residents

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

- building a house in a back garden is unacceptable;
- windows will look straight into garden and neighbouring house resulting in a loss of privacy;
- enjoyment of neighbouring house will be ruined;
- loss of a mature trees in the existing garden and grass frontage;
- neighbours were not consulted in the 2006 application therefore this is the first time they have had the opportunity to raise their concerns;

- the proposal is an overdevelopment of the site;
- the rear garden is exceedingly small and out of character with the area;
- concern that the house will be re-sited to the north-west;
- decrease market value of neighbouring properties.

Comments from Consultees

There are no objections from a Drainage point of view subject to appropriate conditions.

The Environment Agency and Thames Water were consulted and have no objections to this proposal.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

BE1 Design of New Development
NE7 Development and Trees
H7 Housing Density and Design
T3 Parking
T11 New Access
T18 Road Safety

With regards to trees there is a mature Silver Birch which does contribute to the visual amenities of the area, however there are similar specimens nearby and therefore the loss of this tree is not considered to be sufficient to warrant a refusal on this basis alone.

Planning History

75/01160	Refused	1 Detached dwelling (OUTLINE)
76/01271	Refused & Dismissed	1 Detached Dwelling (OUTLINE)
	at appeal	
78/02635	Refused	1 Detached dwelling (OUTLINE)
83/00038	Permission	Single storey rear extension
91/01963	Permission	Single storey side extension to
	existing	
		garage
06/03806	Permission	Two bedroom chalet dwelling

Conclusions

This application is for an extension to the time limit to a previously permitted scheme. Although the proposal must be re-assessed with regard to current national and local policies, the permission previously granted for this scheme is a material consideration in assessing this application. At the time the application was first considered under planning ref: 06/03806 the main issues

relating to the application were whether the site is of sufficient area to accommodate a dwelling without detriment to neighbouring properties and whether the proposal would be so out of character with the existing pattern of development as to be unacceptable. Therefore Members must assess if there has been a significant change in circumstances to warrant taking a different view.

At the time the application was first considered, planning permission had been granted for front and rear dormers to provide first floor accommodation at Nos. 115 and 117. These permissions have since been completed and from the approved plans there are 2 bedrooms in each house which have windows in the rear elevation and 2 bathrooms. There appears to be minimum separation of approximately 19.5m between the windows in the first floor rear elevations of Nos. 115 and 117 to the proposed window at the above dwelling.

Given that permission has previously been granted for this proposal Members may therefore agree that the circumstances have not significantly altered to warrant a different decision and therefore permission should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/03806 and 09/03496, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

1	ACA01	Commencement of development within 3 y	yrs
2	ACA01R ACC01	A01 Reason 3 years Satisfactory materials (ext'nl surfaces)	
2	ACC01	Reason C01	
3	ACB01	Trees to be retained during building op.	
3	ACB01R	Reason B01	
4	ACD02	Surface water drainage - no det. submitt	
•	ADD02R	Reason D02	
5	ACD05	No change to ground levels	
	ADD05R	Reason D05	
6	ACH02	Satisfactory parking - no details submit	
	ACH02R	Reason H02	
7	ACH04	Size of parking bays/garages	
	ACH04R	Reason H04	
8	ACH12	Vis. splays (vehicular access) (2 in)	3.3m x 2.4m x
	3.3m 1m		
	ACH12R	Reason H12	
9	ACH32	Highway Drainage	
	ADH32R	Reason H32	
10	ACI02	Rest of "pd" Rights - Class A, B,C and E	

Reason: In the interest of the amenities of the neighbouring properties and given the restricted nature of the site with regard to Policy BE1 of the Unitary Development Plan.

11 ACK01 Compliance with submitted plan

Reason: In order to ensure that the proposed dwelling is appropriately sited within the limited configuration of the severed plot.

A minimum rear garden separation of 3 metres shall be provided from the proposed rear south east wall of the dwelling.

Reason: In order to provide an adequate separation to the adjacent boundary.

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following

policies of the Unitary Development Plan:

BE1 Design of New Development

NE7 Development and Trees

H7 Housing Denaity and Design

T3 Parking

T11 New Accesses

T18 Road Safety

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

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to 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;
- (g) the loss of the Silver Birch Tree;

and having regard to all other matters raised.

INFORMATIVE(S)

1	RDI03	Seek engineering advice
	INDIOO	Occir criginicaling advice

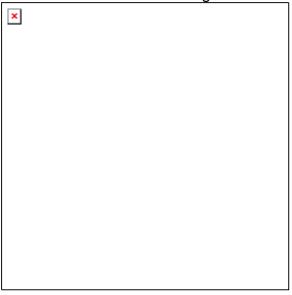
2 RDI16 Contact Highways. re. crossover

Reference: 09/03496/EXTEND

Address: 2 Pondfield Road Orpington BR6 8HJ

Proposal: Extension of time limit for implementation of permission reference

DC/06/03806 granted for two bedroom chalet dwelling.



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