

**SECTION '4' – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS**

**Application No : 11/00665/FULL6**

**Ward:  
Orpington**

**Address : Glenholme Cyril Road Orpington BR6  
0EX**

**OS Grid Ref: E: 546152 N: 166467**

**Applicant : Dr Khan**

**Objections : YES**

**Description of Development:**

First floor side and rear extension to north east elevation and single storey side extension to south west elevation. Conversion of garage to a habitable room. alterations to front and rear elevations

Key designations:

Areas of Archeological Significance  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Tree Preservation Order

**Proposal**

- The north eastern part of the dwelling will be altered and extended at both levels. The first floor extension will project approximately 4.3m sideward and 6.25m in depth, aligning with existing first floor front elevation.
- Additional ground floor accommodation will built to the south-eastern side of the dwelling which will align with the existing dwelling and extend 4.2m sideward.

**Location**

The application site forms the curtilage of a single detached dwelling fronting the eastern side of Cyril Road, a residential cul-de-sac. The site forms part of a windfall site which previously comprised the rear gardens of Nos. 61, 63 and 65 Vinson Close, this street being located to the east of Cyril Road. The ground levels of the site slope sharply from west to east with views of dwellings at Vinson Close and Orpington Town Centre visible in the background.

A mature row of lime trees are positioned to the front boundary of the site abutting Cyril Road and are the subject of a tree preservation order. These trees form a prominent visual feature when viewed from Cyril Road and from the rear of houses in Vinson Close.

### **Comments from Local Residents**

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

- first floor extension is too high and will enclose neighbouring garden to a greater extent
- loss of light
- property is already extremely large for the ground floor it occupies
- neighbouring properties devalued

### **Comments from Consultees**

No technical Highways objections have been raised.

### **Planning Considerations**

Policies BE1, H8 and NE7 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; to safeguard the amenities of neighbouring properties; and ensure that new development does not adversely affect protected trees.

### **Planning History**

Outline permission for the application dwelling was allowed at appeal following its refusal by the Council under application ref. 89/03069. A subsequent full planning application was subsequently permitted under ref. 91/02807 for a detached five bedroom house and detached garage. Under planning ref. 95/00195 permission was granted for a single storey side extension to connect the main dwelling with the detached garage.

More recently, under application ref. 09/00197 permission for a first floor side extension was refused on the following ground:

The proposed extension would, by reason of its bulk, height, sideward projection and inadequate sidespace, appear cramped, obtrusive, dominant and out of character within the streetscene, thereby contrary to Policies H8, H9 and BE1 of the Unitary Development Plan.

The proposal was considered at appeal, but dismissed by a planning inspector who considered that in its current form the property forms:

“a relatively discreet element in the streetscene. As a consequence of this, and the undeveloped open character of neighbouring land, a view towards

the rears of the Vinson Close properties and central Orpington can be gained from the upper parts of Cyril Road... this, and the generally low-density suburban character of the area, [considered] to be key constituents of the character and appearance of the streetscene.”

With regard to the proposed extension, the Inspector considered that:

“the proposal’s height and bulk, combined with its siting next to relatively open land, would result in an asymmetrical termination of the view looking down Cyril Road. Despite the existence of tall lime trees on the appeal site’s front boundary, I consider that this would appear prominent and obtrusive in the streetscene and would harm the open character of the end of the road.”

Most recently, under ref. 10/02274, a proposal involving single storey side and first floor side/rear extensions, together with a single storey detached garage to front was refused on the following grounds:

The proposed first floor extension would, by reason of its bulk, height and sideward projection, appear cramped, obtrusive, dominant, and out of character within the streetscene, thereby contrary to Policies H8 and BE1 of the Unitary Development Plan.

The proposal would result in an overdevelopment of the site by reason of the disproportionate amount of the site area which would be covered by buildings and, as such, would be out of character with the area contrary to Policies H8 and BE1 of the Unitary Development Plan.

The proposed detached garage would prejudice the retention and well being of a number of lime trees which are protected by a Tree Preservation Order, therefore contrary to Policy NE7 of the Unitary Development Plan.

The proposed first floor extension would be capable of being severed as a separate dwelling unit which would result in an unsatisfactory form of living accommodation and overdevelopment of the site prejudicial to the amenities of the area and contrary to Policy H8 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.

In comparison to the 2010 application, the detached garage block proposed forward of the existing dwelling has been removed and the width of the single storey southern extension has been reduced by approximately 0.65m. As such, it is not considered that this development will prejudice the well-being of the line of lime tree fronting the site. The overall extent of development within the site will be reduced. However, the first floor side addition remains in place and it is considered that this element will appear prominent within the streetscene and will result in an

asymmetrical termination of the view looking down Cyril Road, harmful to the character of the surrounding area.

In principle it is not considered that a first floor extension can be accommodated along this side of the property. This concern was raised by the Planning Inspector in relation to the 2009 application.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/00197, 10/02274 and 11/00665, excluding exempt information.

**RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposed first floor extension would, by reason of its bulk, height and sideward projection, appear cramped, obtrusive, dominant, and out of character within the streetscene, thereby contrary to Policies H8 and BE1 of the Unitary Development Plan.

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