

SECTION '2' – Applications meriting special consideration

Application No : 10/01287/FULL6

Ward:
Petts Wood And Knoll

Address : 8 Wood Ride Petts Wood Orpington
BR5 1PX

OS Grid Ref: E: 545323 N: 168061

Applicant : Dr N Reardon

Objections : NO

Description of Development:

Part one/two storey rear and side extension with elevational alterations and roof alterations to incorporate raising the ridge height and rear dormer extension

Key designations:

Conservation Area: Chislehurst Road Petts Wood

Adj Area of Special Res. Character

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Tree Preservation Order

This application was deferred from Plans Sub Committee 1 on 1st July 2010 without prejudice to any future consideration to seek a reduction in the size of the proposed extension, especially at the rear. The application has not been amended but land has been purchased which increases the width of the plot to the front and additional information has been submitted which shows the area of land which now forms No. 8 Wood Ride and details of plot and property areas in the immediate vicinity. The report is therefore repeated below.

Proposal

- The proposal is for a single storey garage to the side measuring approximately 4.8 metres in height, 2.7 metres in width and projecting along the side of the property and out to the rear for approximately 11.6 metres. The roof is pitched with a hip to the front and rear. This element will accommodate a garage and part of the kitchen.
- The proposal also incorporates a large two storey rear extension measuring approximately 13 metres in width, 7.6 metres in height and is a maximum of 7.5 metres in depth. This element accommodates a kitchen and lounge/living area to the ground floor and three new bedrooms to the first floor.

- There is just one window to the first floor flank elevation which serves the landing. There are windows at ground floor, two to the eastern flank and one to the western flank. There are a number of windows facing the rear to both floors.
- The ridge height of the existing property is proposed to be increased by approximately 0.6 metres to accommodate a loft room.
- The extension is located a minimum of 1 metre from the flank boundary.

Location

- The application site is located to the north east of Wood Ride, within the Petts Wood Conservation Area. The property is of a similar design to the other properties in Wood Ride and is a substantial detached, family dwelling.
- The property is located on a bend in the road, resulting in the boundaries being angled away from the dwellinghouse.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

The Advisory Panel for Conservation Areas have commented that the proposal is still an overdevelopment, not subservient and harmful to the architectural integrity of the host building, of excessive bulk and poor massing.

Planning Considerations

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

BE1 Design of New Development
 BE11 Conservation Areas
 H8 Residential Extensions

Chislehurst Road, Petts Wood SPG

Planning History

Planning permission was refused on by Plans Sub Committee 2 in 2010 for a part one/two storey side, rear extension with elevational alterations and roof alterations to incorporate raising the ridge height and front dormer extension. The current application is a revision to this scheme not including two storey development to the side.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Conservation Area and integrity of the host dwelling and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The previous application was refused for the following reason:

‘The proposed extension, due to its excessive size and proximity to the side boundary of the site would result in an overdevelopment of the site, overdominant in appearance, not subservient to the host dwelling and would be damaging to the appearance and spatial standards of the Conservation Area, contrary to policies BE1, BE11, H8 and H9 of the adopted Unitary Development Plan.’

The proposed side element has been reduced in height to a single storey side extension with pitched roof which follows the line of the roof of the main dwellinghouse. Members may consider that this alteration results in a less obtrusive feature in the Conservation Area and provides a more satisfactory form of development which is in keeping with the host dwelling and the character of the Conservation Area. The side space to be retained is 1 metre to the boundary. Members may consider that this separation at single storey is necessary within the Conservation Area to respect the spatial standards of the area.

The two storey extension to the rear has also been reduced although remains large. The roof has been altered to form a hipped design and Members may consider that this provides an overall appearance which balances the two sides of the property whilst respecting the design of the original dwelling and the character of the Conservation Area. The proposed rear elevation does not project further to the rear than the two neighbouring dwellings and in fact follows the rear building line. The plot also widens towards the rear, resulting in the rear element being further away from the neighbouring properties than the front of the property. In these circumstances, it is considered that the plot is capable of accommodating a two storey extension of this depth and Members may consider the reduced depth and hipped roof design to reduce the visual impact and overall bulk of the extensions.

The increase in roof height is not considered to have a harmful impact on either the character of the conservation area or the light and visual amenities enjoyed by the surrounding residents. The roof design of the main dwelling and the single storey side extension is considered to be in keeping with other properties in the area, the character of the original dwelling and the Conservation Area.

The elevational changes include the position of the upper floor windows as well as the increase in height of one of the ground floor windows. It may be considered that these changes enhance the visual appearance of the property and are architecturally more in keeping with the original style of the dwelling. The changes are not considered to have a harmful impact on the amenities of the surrounding residents or the streetscene.

Members may consider that the proposal is unlikely to result in undue harm to the character of the Conservation Area and the amenities of the neighbouring properties and the changes made to the proposal result in a property which preserves and enhances the character and appearance of the Chislehurst Road, Petts Wood Conservation Area and is therefore acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00447 and 10/01287, excluding exempt information.

as amended by documents received on 24.02.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'n'l surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |

Reasons for granting permission:

In granting permission, the Local Planning Authority has regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE11 Conservation Areas
- H8 Residential Extensions

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

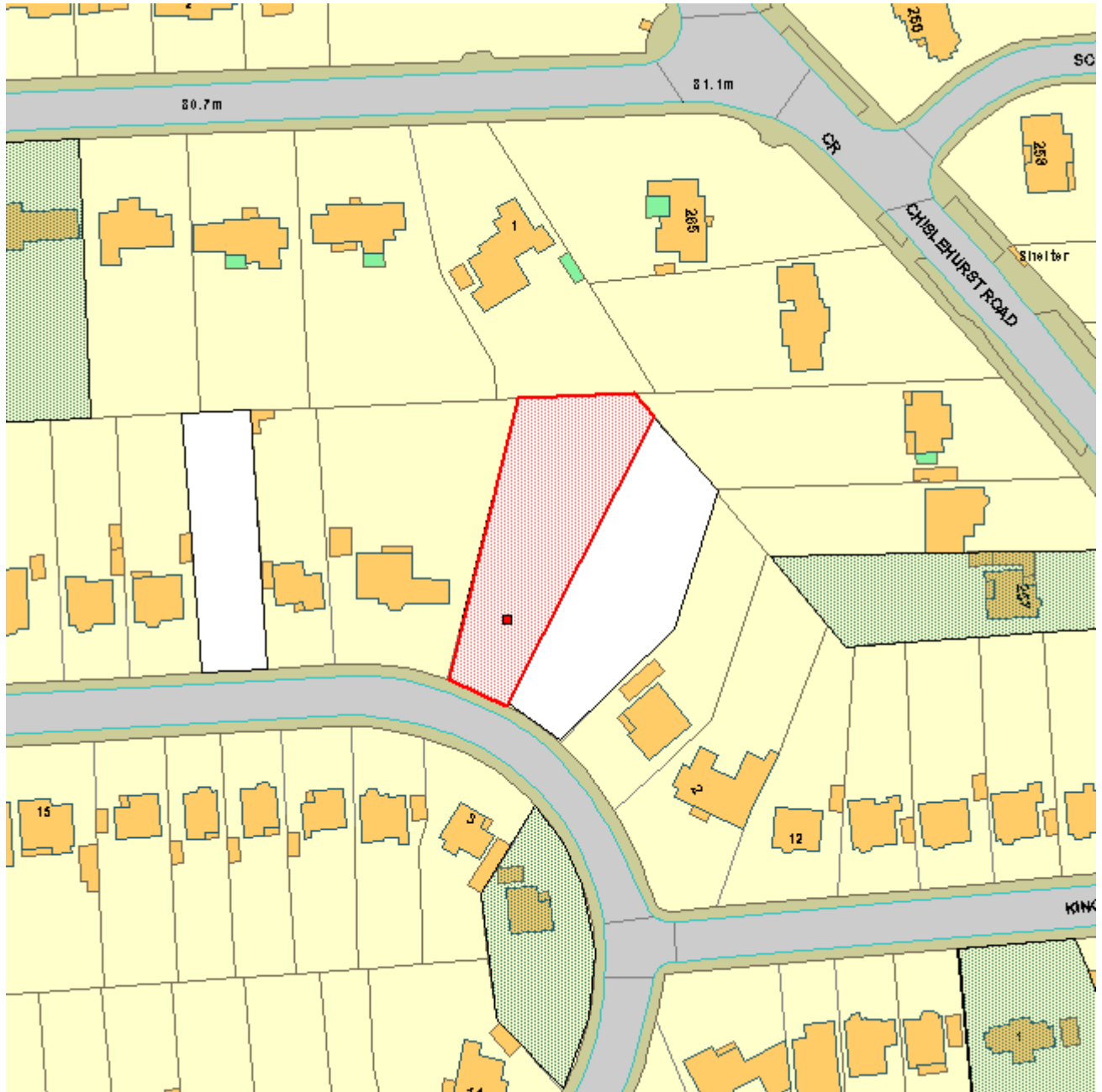
- (a) the appearance of the development in the streetscene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the impact of the development on the character and appearance of the Conservation Area

and having regard to all other matters raised.

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