

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/00624/FULL6

Ward:
Petts Wood And Knoll

Address : 2 Priory Avenue Petts Wood Orpington
BR5 1JF

OS Grid Ref: E: 544817 N: 167326

Applicant : Mr & Mrs Lenihan

Objections : YES

Description of Development:

Two storey side extension

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Tree Preservation Order

This application was originally reported to Members of the Plans Sub-Committee at the meeting held on 28th April 2011. The application was deferred to seek an increase in side space between the flank wall of the proposed two storey side extension, from the minimum 1m side space as proposed. The application property is located within an Area of Special Residential Character.

In response to the deferral the Applicant has declined to amend the plans on the basis that this forms a consistent approach in the street. Further comments have been provided in support of the application as follows:

- the primary motivation for our application is to complete the property, which in our opinion currently looks incomplete (almost like half a house.)
- the current application would make the house look finished as opposed to the current "half house", and make it symmetrical. Any alteration to the current application would remove this symmetry, leaving it looking incomplete. It is for this reason that we do not feel we can change the current design so would like to resubmit the current application for consideration.
- furthermore, we have considered the point on Residential Character - Priory Avenue mainly consists of semi-detached houses, along with a few

detached properties and bungalows. The properties have been built throughout the 20th and 21st century which has led to a variety of designs, meaning it is difficult to ascertain a common character amongst them.

- we have compared our property with the fifteen detached properties on the street and each of these properties are within approximately one metre of the boundary on at least one side except our property, so developing to one metre would be consistent with the other detached properties. In addition, the three most recently developed detached properties 2a, 44 and 46 have all been granted permission to build approximately one metre from the boundary on at least one side so our application is in our opinion consistent with these developments.

The original report is repeated below.

Proposal

Planning permission is sought for a two storey side extension to the host property. The extension would be sited approx. 1m from the flank boundary, with a width of approx. 3.55m. The extension would project beyond the existing rear building line by approx. 2.2m at ground floor level and 2.35m at first floor level.

Location

The application property is located on the eastern side of Priory Avenue, Petts Wood, and comprises a detached dwellinghouse. The site falls within a designated Area of Special Residential Character (ASRC).

Comments from Local Residents

Nearby residents were notified of the application, and comments were received which can be summarised as follows:

- concern as to what impact, if any, proposal will have on property in view of houses opposite being set at lower level
- excessive height and will result in loss of light to landing, bathroom, downstairs WC and living room
- more importantly will result in overshadowing and loss of light to solar panels to roof, which will in turn reduce their performance resulting in increased fuel bills and decrease in income from solar systems
- proposed extension would create a house that would be over-dominant in the street scene
- proposed extension seems large in relation to size of existing house
- loss of parking
- proposal would make house over-dominant by virtue of height and bulk
- house not in keeping with others

Comments from Consultees

From the technical Highways perspective no objections were raised to the proposal.

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
- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character

Planning History

There is no recent planning history of relevance at the site, although under ref. 09/01444, planning permission was granted for a replacement dwelling on the adjacent plot at 2a Priory Avenue. This development appears to be substantially completed.

Conclusions

The main issues for consideration in this case will be the impact of the proposed extension to the amenities of neighbouring residents and to the character of the area, having particular regard to the ASRC designation.

The proposed extension would generally be in keeping with the form and scale of the host dwelling. A minimum separation of 1m would be provided to the flank boundary, which would appear to be consistent with the side space provided between the newly constructed replacement dwelling and both flank boundaries at the adjacent site at 2a Priory Avenue. On this basis, it is considered that a 1m side space would again be acceptable in this case, having regard to the established character of the area and the spatial qualities of the ASRC.

With regard to the impact on the amenities of neighbouring properties, in view of the siting of the extension the property most likely to be impacted upon would be the newly constructed dwelling at 2a Priory Avenue. A 2m separation would be retained between buildings, and the extension would feature a hipped roof, which would allow light to penetrate between the buildings to serve the landing, bathroom, downstairs WC and living room windows located on the southern flank wall of the dwelling at 2a. In addition, the living room at 2a is further served by a larger opening on the rear elevation which would continue to provide natural light to this room. The proposed extension would project beyond the existing rear wall of the host property at both ground and first floor level, although would not appear to project beyond the first floor rear wall of the dwelling at 2a. Accordingly, it is not considered that the proposal would result in a significant loss of amenity to warrant the refusal of the application.

Although concerns have been raised regarding the impact of the extension to the amount of light that would reach the solar panels to the roof of the dwelling at 2a, it is not considered that the extension would result in a significantly greater impact than the existing dwelling to the functionality of the solar panels, in view of its

height which would be no greater than the existing dwelling, and its design which would incorporate a hipped roof.

On balance, Members may agree that the proposed extension would be acceptable in that it would be in keeping with the form and character of the host dwelling, the established character of the area (with particular regard to its spatial standards) and the amenities of neighbouring residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00624 and 09/01444, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|--------|--|------------------------------------|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACI12 | Obscure glazing (1 insert) | in the first floor flank elevation |
| | ACI12R | I12 reason (1 insert) | BE1 |
| 3 | ACI17 | No additional windows (2 inserts) | first floor flank extension |
| | ACI17R | I17 reason (1 insert) | BE1 |

Reasons for granting permission:

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

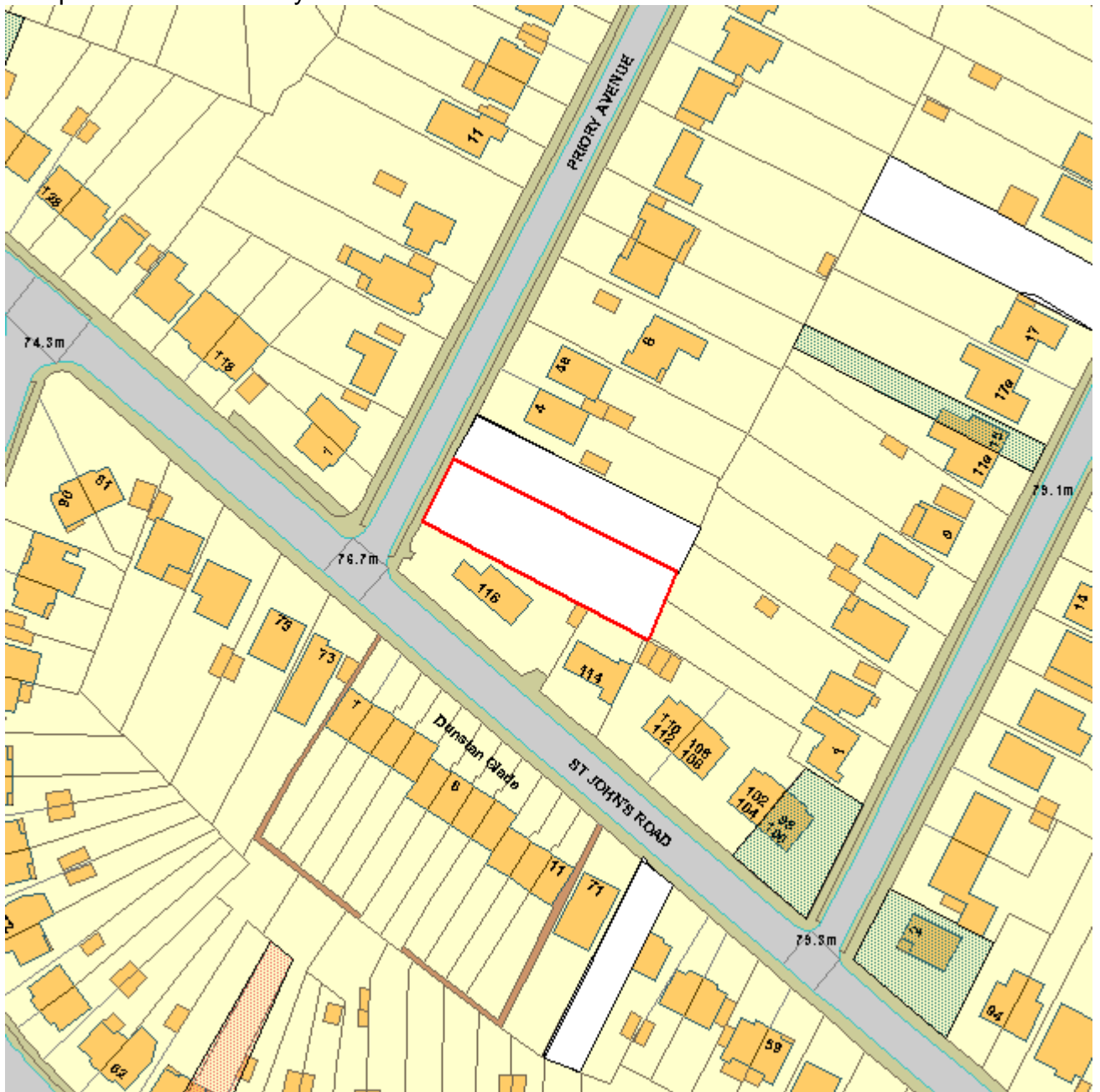
- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character

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 properties
- (c) the character of the development in the surrounding area and its impact to the spatial standards of the ASRC
- (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 conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

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Proposal: Two storey side extension



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