

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

Application No : 11/01140/FULL6

Ward:
Farnborough And Crofton

Address : 1 Larch Dene Orpington BR6 8PL

OS Grid Ref: E: 543428 N: 165658

Applicant : Mr Jeffery Clifford

Objections : YES

Description of Development:

Part one/two storey front, side and rear extension. Bay window to front. Elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Historic Flooding
London City Airport Safeguarding
Ravensbourne FZ2

Proposal

- Planning permission is sought to enlarge the existing property with a sizeable two storey extension added to the northern side of the dwelling. The existing attached garage would be demolished and replaced by a two storey addition set a minimum 1.2m off the flank boundary which is tapered.
- The dwelling would also be extended at the rear on both levels by a maximum 1.2m, which would join with the side extension. New hipped roofs and one new dormer would be added to the rear.
- Elevational alterations would also be made to the front of the dwelling with existing gables removed and one larger Mock Tudor gable added above the main entrance.

Location

The application site is located within a cul-de-sac of 8 detached houses situated just outside the designated Farnborough Park Conservation Area. The close maintains a sense of openness with wide front garden areas and a lack of front

boundary enclosures. The application site forms is bounded to the north by the rear garden of the property known as “Byker Lodge” which fronts Sunnydale.

Comments from Local Residents

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

- loss of light to rear of neighbouring property
- oppressive form of development
- overdevelopment of relatively small area of land
- proposal will improve house and enhance the neighbourhood

Objections have also been raised by Farnborough Park Estates Ltd on the basis that the development will result in a loss of amenity in respect of the dwelling at “Byker Lodge” and on the basis that this development will be harmful to the Farnborough Park Conservation Area.

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, BE13, H8 and H9 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; to ensure that new development preserves or enhances the setting of adjacent conservation area/s; and ensure that an adequate degree of separation is maintained in respect of two storey development.

Planning History

Under ref. 01/04082, planning permission was granted for the single storey rear conservatory extension.

Also of relevance, under ref. 08/03930, planning permission was granted for a part one/two storey front, side and rear extension and entire new roof to the dwelling at No. 2 Larch Dene which is located opposite the application site.

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.

Whilst the proposed two storey extension will result in a significant enlargement of the existing dwelling it is considered that enlarged house will appear sympathetic in relation to the wider streetscene and that its appearance will be enhanced. In view

of the gap between the northern flank of the dwelling and the surrounding properties it is not considered that spatial or separation standards will be compromised, including those of the adjacent Farnborough Park Conservation Area.

Turning to the effect of the development on the living conditions of surrounding properties, in particular "Byker Lodge" located to the north of the site, it is considered that an adequate back-to-side separation will continue to be maintained between the houses and that, despite the closer proximity, that dwelling will continue to benefit from adequate lighting and prospect. It is acknowledged that the views toward the application site will change, but this is not considered so severe as to warrant refusal.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03930 and 11/01140, 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) | first floor flank | two storey side extension |
| | ACI13R | I13 reason (1 insert) | BE1 | |
| 4 | ACI08 | Private vehicles only | | |
| | ACI08R | Reason I08 | | |

Reasons for permission:

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

- BE1 Design of New Development
- BE13 Development Adjacent to a Conservation Area
- H8 Residential Extensions
- H9 Side Space

The development is considered satisfactory in relation to the following:

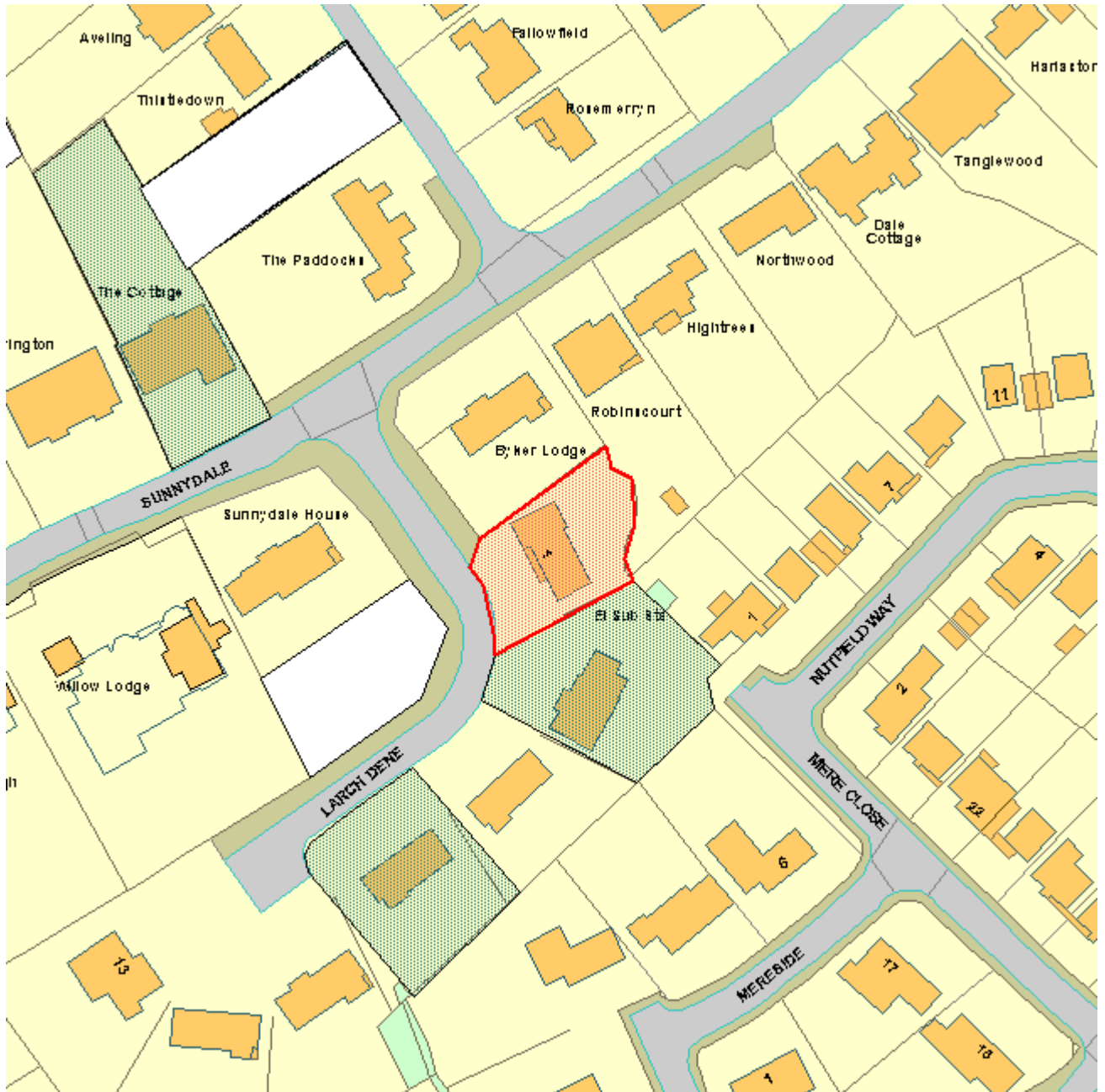
- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent properties;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties

and having regard to all other matters

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