

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01354/FULL6

**Ward:
Chelsfield And Pratts
Bottom**

Address : 27 The Highway Orpington BR6 9DG

OS Grid Ref: E: 547226 N: 164553

Applicant : Mr Green

Objections : NO

Description of Development:

Two storey side extension, single storey front extension with bay window and rear elevational alterations

Key designations:

- Special Advertisement Control Area
- Biggin Hill Safeguarding Birds
- Biggin Hill Safeguarding Area
- London City Airport Safeguarding
- Local Distributor Roads

Proposal

The proposed two storey side extension will have a height of 7.9m and will have a hipped roof subservient to the main dwelling. The extension will have a width of 4mm and a depth of 9.5m, extending approximately 1.2m beyond the rear of the original property. The extension will replace an existing side garage/kitchen and a side space of 1.5m will be retained to the flank boundary. The extension will provide a 1m side space to the flank boundary and will incorporate front bay features at both ground and first floor levels to match the existing front bay features. The proposed front porch will have a height of 3.8m to the top of the pitched roof and will have floor dimensions of 0.9m x 2.2m.

Location

The application site is on the eastern side of The Highway. The site comprises a semi-detached two storey family dwelling in an area characterised by similar semi-detached houses. The house possesses a single storey side extension.

Comments from local residents

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

Comments from consultees

No technical highways objections are raised subject to appropriate conditions.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

Planning History

Planning permission was refused under ref. 10/01414 for a first floor side extension incorporating bay windows and front porch. This scheme proposed a large side extension over the existing ground floor side section of the dwelling and retained a 1m side space and the roof was not subservient. The refusal grounds were as follows:

'The proposed extension, by reason of its design and excessive bulk, would result in an architectural unbalancing of the pair of semi-detached dwellings, out of character with the area and detrimental to the character of the area, contrary to Policies BE1 and H8 of the Unitary development Plan.'

Planning permission was refused under ref. 10/02984 for a two storey side extension, single storey front extension with bay window and rear elevational alterations. This scheme introduced a 0.3m reduction in width at first floor level and a subservient roof. The refusal grounds were as follows:

'The proposed extension, by reason of its design and excessive bulk, would result in an architectural unbalancing of the pair of semi-detached dwellings, out of character with the area and detrimental to the character of the area, contrary to Policies BE1 and 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.

Following the recent refusals, the current scheme does not seek to maximise the limited width of the plot, and therefore the significant side space and subservience of the extension (with a reduced width of approx. 4m) is not considered to be excessive in respect to the host building. The extension will not appear overly bulky in this prominent location or out of character, and therefore would not be detrimental to the character of the host building and the wider area. The proposal includes an additional section of roof, which will match the height of the ridge of the roof. It is not considered that this section of roof will impact on the spatial standards of the area. Although some bulk will be added, the width and height reductions made to the main extension are considered to be significant enough to overcome the previous refusal grounds.

The proposed extension will not impact significantly on the amenities of No. 25, the attached dwelling, due to the ample separation to the rear section of the extension. The bungalow at No. 29 however will be affected by the proposal, which retains a 1.5m side space to the flank boundary. The extension will be sited in advance of No. 29 and may impact on the prospect from the front of the property and the flank windows (one of which is a clear glazed window serving a kitchen), however this would be an oblique view and therefore the impact would be acceptable on balance. This impact has not been objected to under the previous applications, and the reduced scale of the extension is considered to reduce the impact further. The extension will be sited to the north of this property and therefore will not impact significantly on the sunlight and daylight to this property. The first floor flank window will serve a bathroom and this can be conditioned to be obscurely glazed to preserve amenities.

The proposed covered porch to the front is not considered to be out of context or excessive in height/bulk and will not impact detrimentally on the character of the area. To the rear, the 1.2m rear projection of the extension is not considered to harm amenities or character of the dwelling.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file refs. 10/01414, 10/02984 and 11/01354 excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

1ACA01	Commencement of development within 3 yrs
ACA01R	A01 Reason 3 years
2ACC04	Matching materials
ACC04R	Reason C04
3ACH02	Satisfactory parking - no details submit
ACH02R	Reason H02
4ACH32	Highway Drainage
ADH32R	Reason H32
5ACI12	Obscure glazing (1 insert) in the first floor flank elevation
ACI12R	I12 reason (1 insert) BE1
6ACI17	No additional windows (2 inserts) flank extension
ACI17R	I17 reason (1 insert) BE1

Reasons for granting permission

In granting planning permission the local planning authority had regard to the following policies:

The relevant policies of the Bromley Unitary Development Plan are BE1, H8 and H9.

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

- a) the impact on the character of the surrounding area
- b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- c) the spatial standards to which the area is at present developed.

and having regard to all other matters raised.

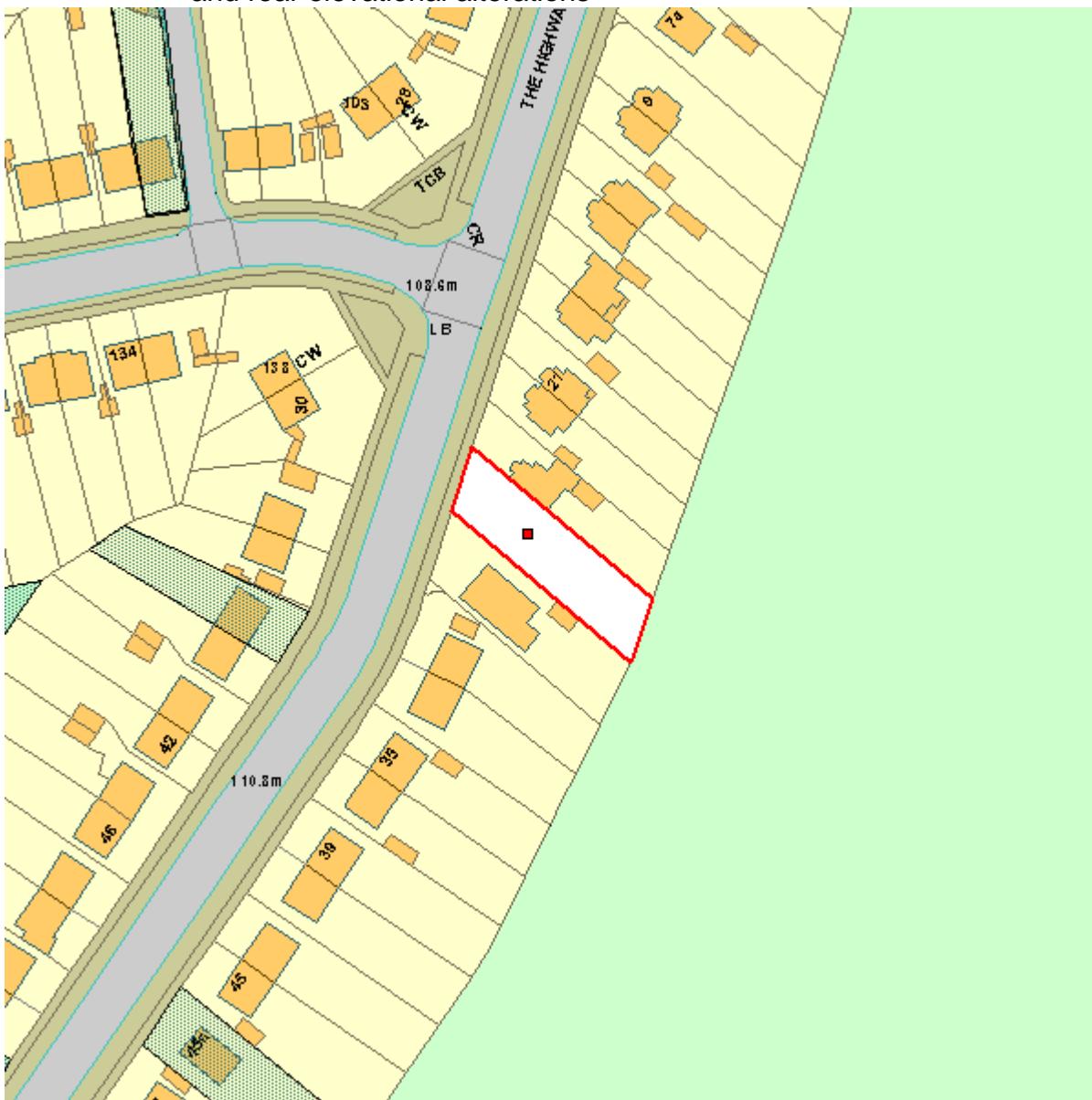
INFORMATIVE(S)

1 RDI16

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