

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

**Application No :** 11/01435/FULL6

**Ward:**  
Petts Wood And Knoll

**Address :** 119 Crescent Drive Petts Wood  
Orpington BR5 1BA

**OS Grid Ref:** E: 544163 N: 166996

**Applicant :** Mr Alan Rowlands

**Objections :** NO

**Description of Development:**

Single storey side and first floor rear extension

Key designations:

- Biggin Hill Safeguarding Birds
- Biggin Hill Safeguarding Area
- London City Airport Safeguarding

**Proposall**

The proposed side extension will have a width of 1.2m and a length of 3.4m, sited to the side of the dwelling. The roof will be sloped with a height of 3.6m. The proposed rear extension will be sited on top of the existing single storey rear extension. It will have a rear projection of 3.5m and will be separated from the flank boundary by 0.7m. The extension will have a width of 4.1m, retaining a 2.2m separation to the adjoining house at No. 117. The roof will be pitched and hipped to be subservient to the main roof of the dwelling and will have a maximum height of 6.4m.

**Location**

The application site is on the southern side of Crescent Drive. 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 rear extension for which there is no recent planning history.

**Comments from local residents**

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

**Comments from consultees**

None.

## **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**

There is no recently planning history at the site.

Planning permission was granted under ref. 05/03239 for a part one/two storey side/rear extension at No. 117. This extension has been constructed and is very similar in design and scale, retaining less than the minimum required side space to the flank boundary.

## **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.

The proposed extension is similar to that permitted under ref. 05/03239 at No. 117 and it is considered that the proposal would add a sense of architectural balance to the pair of dwellings. Although the proposed first floor rear extension projects to the side and is a technical breach of Side Space Policy (0.7m side space proposed), it is not considered objectionable as the set back reduces the visual impact and sense of cramped appearance within the street scene to an acceptable level given the context of other development in the vicinity. In addition, there are other examples of similar extensions in the locality (such as Nos. 115 and 117), and the set back from the building line is a regular feature within this part of Crescent Drive.

Concerning the amenities of neighbouring properties, the extension retains a 2.2m separation from the flank boundary of the adjoining house at No. 117. There is a similar extension at No. 117, and the resulting relationship will be that both first floor rear windows will be affected by loss of light and prospect. Given the planning history, it is considered that the proposal would not impact seriously enough to warrant refusal and the relationship between the dwellings and impacts on them would be comparable as a result of both extension. In addition, similar extensions have been constructed at Nos. 115, 117 and 123.

Planning permission was granted for a first floor rear extension at No. 121 in 1983 and this has been constructed. As a result of this extension, the proposed development will not extend to the rear of this neighbouring extension and therefore outlook and light will not be significantly affected. There is one first floor flank window on this neighbouring extension which serves a staircase. It is considered that the proposed development would not impact significantly on any bedroom windows therefore.

The proposed single storey side extension is not considered to result in a harmful impact on neighbouring amenities. The extension is considered to be sympathetic

in scale and will also retain a 0.7m side space which is considered to mitigate any impact on the ground floor flank windows at No. 121. The relationship at ground floor level between the two dwellings is considered to be typical of the area.

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. 05/03239 and 11/01435 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
- 3ACI10 Side space (1 insert) at least 0.7m first floor
- ACI10R Reason I10
- 4ACI12 Obscure glazing (1 insert) in the first floor flank elevation
- ACI12R I12 reason (1 insert) BE1 and H8
- 5ACI13 No windows (2 inserts) eastern or western elevations first floor rear extension
- ACI13R I13 reason (1 insert) BE1 and H8

Reasons for granting permission

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

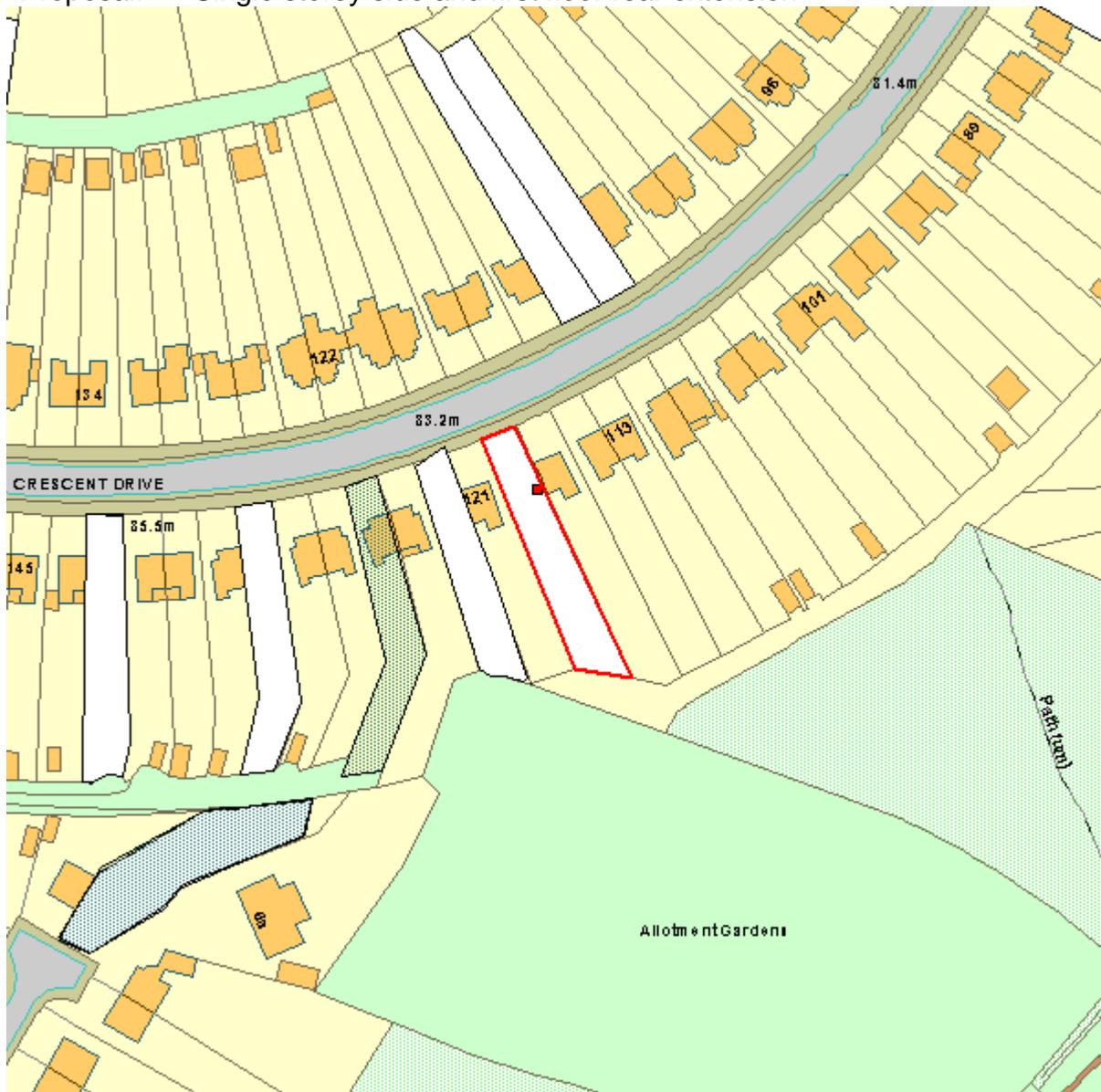
The relevant policies of the Bromley Unitary Development Plan are BE1, H8 and H9.

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.

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Proposal: Single storey side and first floor rear extension



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