

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

Application No : 11/01209/FULL6

Ward:
Petts Wood And Knoll

Address : 240 Crescent Drive Petts Wood
Orpington BR5 1AX

OS Grid Ref: E: 543973 N: 167351

Applicant : Mr A Berkhauer

Objections : YES

Description of Development:

Single storey rear extension and alterations to rear elevation

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Tree Preservation Order

Proposal

This application was deferred without prejudice by Members at the 23rd June meeting in order to seek a reduction in the depth of the extension. Revised plans have now been received which reduce the depth of the extension from 4m to 3.5m.

The earlier report is repeated below, suitably updated.

- It is proposed to add a 3.5m deep single storey rear extension to this property which would extend up to the southern flank boundary with the adjoining semi (No. 238), but would be set back 3.6m from the northern flank boundary with No. 242.
- The extension would have a low-pitched roof and a 2.95m high parapet wall adjacent to No.238.

Location

This semi-detached dwelling is located on the eastern side of Crescent Drive, and the rear part of the garden is covered by a blanket Tree Preservation Order (No.376).

Comments from Local Residents

A letter of objection to the original scheme was received from the occupiers of the adjoining dwelling at No.238 which raised the following main concerns:

- the design and appearance of the extension is not in keeping with the adjoining property or surrounding area
- excessive depth and height of the extension would be detrimental to the amenities of No.238
- loss of sunlight and views
- proposals would cause difficulties in maintaining the fence and existing extension at No.238
- construction of extension may affect foundations of adjacent extension
- extension should not be used as a kitchen due to undue noise and smells
- a mature tree has recently been removed adjacent to the site for the extension.

Any further objections received to the revised scheme will be reported verbally at the meeting.

Comments from Consultees

No significant trees would be affected by the proposals.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

The application has been called in by a Ward Member.

Planning History

There is no relevant history relating to the application property, but permission was granted in 2003 (ref. 03/00105) for a 2.5m deep single storey rear extension to the adjoining property at No.238 which was subsequently built.

Conclusions

The main issues in this case are the effect that it would have on the character and spatial standards of the surrounding area, and on the amenities of the occupants of neighbouring properties.

The extension is confined to the rear and would not, therefore, have a detrimental impact on the character of the surrounding area.

With regard to the impact on neighbouring properties, the adjoining semi at No.238 has already extended 2.5m to the rear, therefore, the proposed revised extension to No.240 would project only 1m beyond that, which is not considered to have a

seriously detrimental impact on the amenities of the adjoining occupiers, particularly given the northerly orientation of the proposed extension.

The extension would be set back 3.6m from the northern flank boundary with No.242, and is thus not considered to be harmful to the amenities of those occupiers.

Background papers referred to during production of this report comprise all correspondence on files refs. 03/00105 and 11/01209, 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 |

Reasons for granting permission:

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

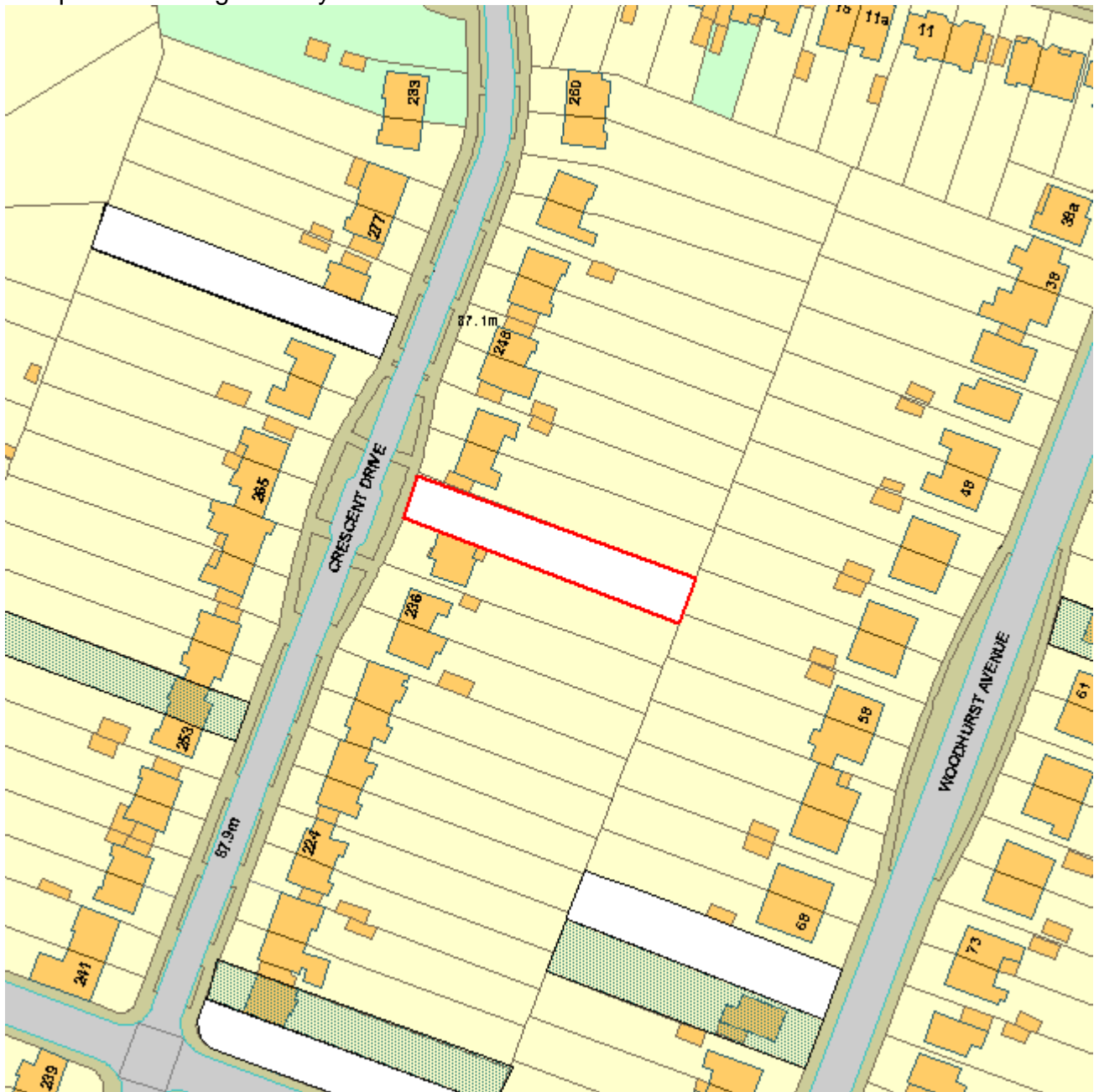
- H8 Residential Extensions
- BE1 Design of New Development

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

- (a) the visual impact in the street scene
- (b) the impact on the amenities of the occupiers of nearby residential properties,

and having regard to all other matters raised, including neighbours concerns.

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