

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

Application No : 11/01266/FULL6

Ward:
**Chelsfield And Pratts
Bottom**

Address : 9 Ashbourne Rise Orpington BR6 9PY

OS Grid Ref: E: 544998 N: 164995

Applicant : Mr Peter Egan

Objections : NO

Description of Development:

Part one/two storey side extension, rear dormer window extension, insertion of roof lights in front and side elevation and conversion of garage to habitable accommodation

Key designations:

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

Proposal

Permission is sought to construct a two storey/first floor side extension. A 1 metre side space will be maintained to the flank boundary at first floor level, whilst the ground floor will abut the flank boundary. The roof will be extended above the first floor side extension with a fully hipped roof to match the existing structure. A rear dormer will be incorporated into the rear roof elevation.

Location

The site is located along the western side of Ashbourne Rise approximately 40 metres to the east of the junction with Tubbenden Lane.

Comments from Local Residents

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

Comments from Consultees

No technical highways objections have been raised.

Planning Considerations

Policies BE1, 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 ensure adequate side space provision in the case of two storey development; and to safeguard the amenities of neighbouring properties.

Planning History

Three planning applications have been submitted since 2008 (refs. 08/02928, 09/01499 and 09/02796). All three have been refused, the most recent being for a part one/two storey side extension incorporating a roof alterations and a rear dormer under ref. 09/02796. That application was refused at appeal, the Inspector considering that:

“the size and design of the substantial alterations to the roof line and the relocation of the first floor front window would unbalance the symmetrical appearance of this pair of houses to the detriment of the street scene where pairs of houses with fully hipped roofs predominate.”

Furthermore, the Inspector considered that:

“the resulting visual harm to the street scene, especially where, as would be the case in this appeal, the siting of the houses and the changes in lands levels mean that a large rear dormer is also apparent, emphasising the unsympathetic changes to the original roof form. From the rear the large dormer with the central Juliet balcony (shown on the proposed plans and elevations but not the roof plan) would dominate the rear roof slope, especially when seen from the rear of the properties in Tubbenden Lane.”

However, the Inspector did not raise an objection in respect of the lack of a 1 metre separation at ground floor level to the side of the integral garage:

“it seems to me that the extended house on the appeal site would not appear unduly cramped without the 1 metre set in at ground level.”

Conclusions

In considering the previous application the Planning Inspector cited a number of criticisms in respect of that scheme as listed above, these primarily relating to the design of the enlarged roof (above the first floor side addition). It is considered these concerns have been adequately addressed in this proposal given the provision of a fully hipped roof (as opposed to the hip-to-gable previously proposed). It is considered that this revised roof design will ensure a more symmetrical appearance between both pairs of semis and that this will conform to surrounding development and the wider street scene. Furthermore, the juliet balcony previously sought has been replaced with a conventional dormer which will appear less dominant from surrounding properties.

In respect of the lack of side space provision at ground floor level, the Inspector did not raise a concern, concluding that this would not appear unduly cramped taking into account its relationship to neighbouring houses. However, the provision of a 1 metre separation at first floor level will nevertheless help to preserve local spatial standards and ensure that the development appears less dominant from surrounding properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/02928, 09/01499, 09/02796 and 11/01266, 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 | ACI17 | No additional windows (2 inserts) | flank | extension |
| | ACI17R | I17 reason (1 insert) | BE1 | |

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
- H8 Residential Extensions

The development is considered satisfactory in relation to the following:

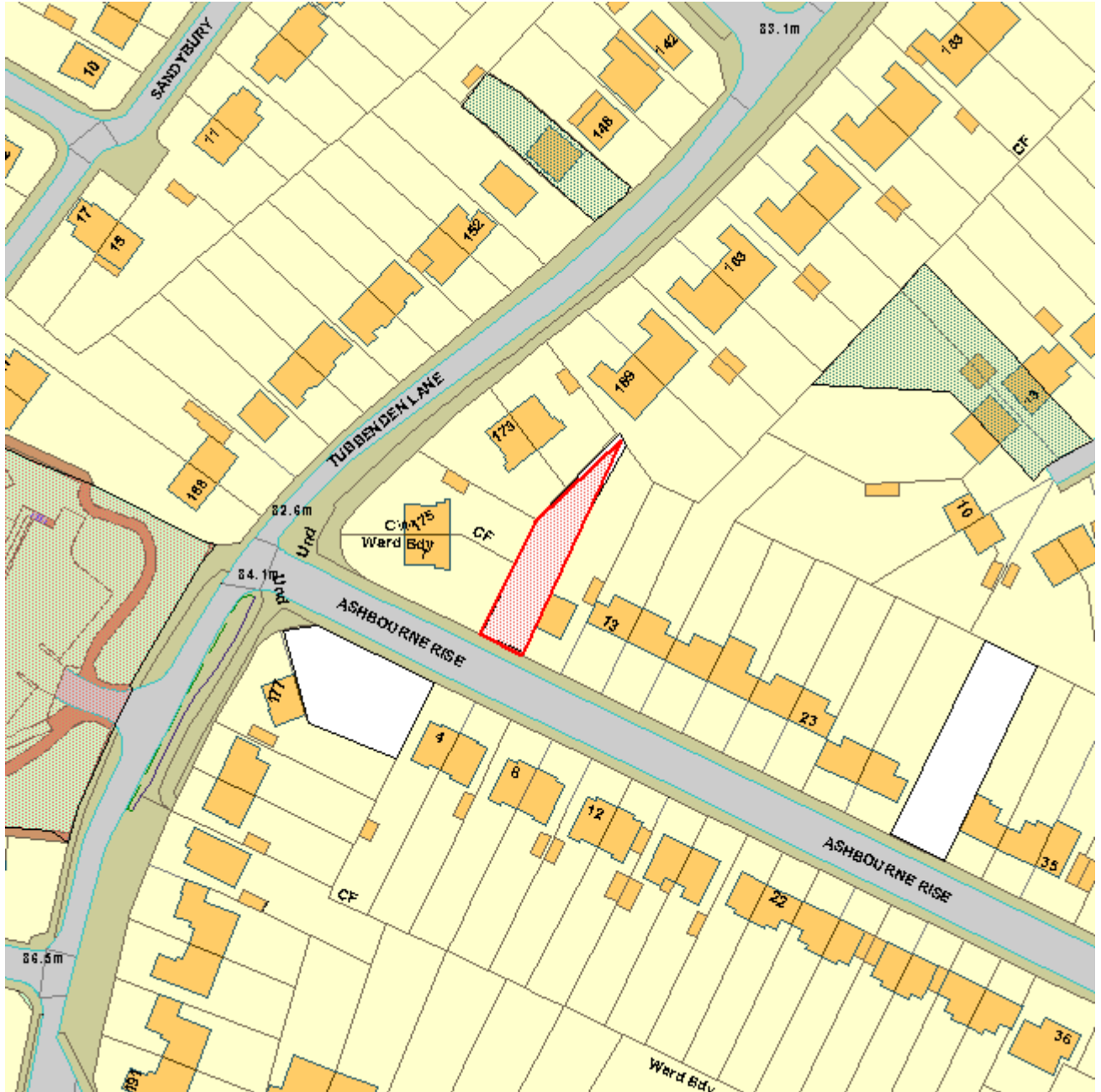
- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent properties;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook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

and having regard to all other matters raised.

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