

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

Application No : 11/02249/FULL6

Ward:
Hayes And Coney Hall

Address : 127 Gates Green Road West Wickham
BR4 9DF

OS Grid Ref: E: 540344 N: 164804

Applicant : Mr C Smith

Objections : YES

Description of Development:

Two storey rear extension and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads
Tree Preservation Order

Proposal

- Two storey rear extension measuring approximately 3.8m in depth, as scaled from the rear of the original building, and approximately 6.85m in width
- It would have a hipped roof of equal height to the main roof
- Elevational alterations including 2 flank windows at first floor on the western elevation and 1 flank window at first floor on the eastern elevation of the original building

Location

- The application site comprises a two storey detached dwellinghouse with a single storey rear extension.
- The site is located on the north-eastern side of Gates Green Road.
- The surrounding area is residential.
- On the opposite side of Gates Green Road is undeveloped Green Belt land.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from No.129 Gates Green road which can be summarised as follows:

- very large extension
- would encroach on sunlight and privacy
- overlooking from new window in side of house in the cot room
- size and height of roof will reduce light and sunlight into garden.

Planning Considerations

There is a tree preservation order in place at the site.

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
NE7 Development and Trees

History

Planning permission was granted under ref. 91/01970 for a single storey side extension.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties and the effects it would have on protected and significant trees at the site.

The proposed two storey extension would replace an existing single storey extension of similar rearward projection. Although the proposal would add significant bulk to the rear of the existing house, the extension incorporates a hipped roof, sympathetic to the design of the main roof and would not project beyond the side elevations of the main house. Overall, Members may therefore consider that the extension would appear in keeping with the scale and form of the host building.

With regard to the impact on the amenities of the occupiers of No.125 Gates Green Road, to the north-west of the site, there would be substantial separation retained between the extension and the habitable part of No.125 (around 5m). Given the north-eastern orientation of the rear of these properties there is likely to be some overshadowing of No.125 as a result of the extension. However, the effect is only likely to be for a relatively short period of time in the day. Furthermore, the 3.8m rearward projection proposed is unlikely to have a significantly detrimental impact on the prospect and visual amenities of the occupiers of this dwelling.

Two flank windows are proposed in the original house which would directly face the side of No.125. However, it appears that there are no flank windows on No.125 at first floor and, provided the proposed windows were conditioned to be obscure glazed, no significant loss of privacy would occur.

In terms of the impact of the extension on the amenities of the occupiers of No.129, around 2.8m separation would be retained between the two properties. The windows on the rear of No.129 at first floor level, which would be closest to the proposed extension, serve a bathroom and a WC and are both obscure glazed. As such, no significant loss of outlook from the first floor at No.129 would result.

While there is an existing ground floor rear extension at the application site which would lessen the impact of the proposed two storey extension somewhat, the two storey extension proposed would undoubtedly result in a more overbearing effect on the occupants of No.129 than at present. However, given the separation between the two houses and the orientation of the properties which would lead to minimal overshadowing, Members may consider that the resulting impact of the extension would not be significantly detrimental so as to warrant refusal of the scheme.

A flank window is also proposed on the eastern elevation of the existing house facing No.129. However, as there are no first floor flank windows at No.129 facing the application site, provided the window was obscure glazed, no significant loss of privacy at No.129 would occur.

With regard to protected and significant trees at the site, no significant trees would be affected by the proposal.

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 ref. 11/02249, excluding exempt information.

as amended by documents received on 18.08.2011

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 ACI12 Obscure glazing (1 insert) in the first floor flank elevations
 ACI12R I12 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the appearance of the building and the residential amenities of the area.

Reasons for granting 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

NE7 Development and Trees

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

- (a) the relationship of development to adjacent property
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties

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

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