

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

**Application No :** 11/02856/FULL6

**Ward:**  
**West Wickham**

**Address :** 73 Hayes Chase West Wickham BR4  
0HX

**OS Grid Ref:** E: 539028 N: 167388

**Applicant :** Mr G Ponte

**Objections : YES**

**Description of Development:**

Part one/two storey front/side and rear extension

Key designations:

Adj Area of Special Res. Character  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Proposal**

The application site is a two storey detached residential property located within a predominantly residential area. The property currently has an existing small detached single storey garage located adjacent to the boundary with number 71. The property currently has no existing extensions.

The application proposes to construct a part one / two storey front side and rear extension. The front extension is at ground floor only and does not project any further forward of the existing main dwelling than the existing bay window. The two storey element of the proposal is located towards the side and the rear. The side extension is located 1 metre away from the boundary with number 71. The rear extension is at both floors and projects around 3.5 metres from the existing rear flank wall.

Amended plans were received during the course of the application which changed the internal layout of the proposal and the window designs. The size and scale of the extension has not changed.

**Comments from Local Residents**

The comments received can be summarised as follows:

- the proposed extension would result in a loss of outlook, light and amenity.
- the proposal would erode the existing green spaces
- the depth and extent of foundations required could cause harm to surrounding neighbouring properties
- this extension could set a precedent for other large rear extensions in the area

The applicants have provided a response to these objections and they can be summarised as follows:

The extension would be obscured from the view of No. 71 by existing boundary vegetation which is to remain in place. No. 71 has an obscure glazed conservatory adjacent to the boundary. Due to the orientation of the site and location of properties the proposed extension would not be imposing as is claimed. There are numerous other properties within the area which have had approval and constructed larger rear extensions. The extension would not impact on green space as it results in the removal of the garage. No. 73 is one of the few properties within Hayes Chase which has not yet been altered.

The full text of correspondence received can be viewed on the file.

### **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  
H9 Side Space

### **Conclusions**

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the area and street scene in general

Policies BE1, H8 and H9 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area. The area around the site is predominantly residential and the buildings in the area are predominantly detached dwellings with large rear gardens.

The proposed side extension maintains appropriate distances towards the boundary of the site; the overall width of the extension appears much subservient to the host dwelling and provides a 1 metre side space towards the boundary with 71. Adjacent to No. 75 the gap would follow the existing side boundary of the host property at 920mm. This would have no additional impact on the street scene. The proposal is therefore considered to respect the character and appearance of the area, street scene in general and the existing house.

The proposal is considered on balance not to result in undue harm to the existing character of the dwelling as its bulk and scale is considered to be in keeping with the existing dwelling and subservient to the host dwelling. It is therefore considered to comply with Policies BE1 and H8.

In terms of impact to the residential amenities as a result of the proposal due the orientation of the site, existing boundary screening and the location of the proposed extensions there would be no undue impact on existing residential amenity as a result of the proposal. There is existing tall boundary vegetation adjacent to No. 71 and this is to be retained. The proposed extension would be located some 2 metres away from the flank wall of No. 71 and the proposed rearward projection of the extension is on balance considered not to result in any significant harm to residential amenities due to the location of existing buildings and boundary vegetation. With regards to the potential impact to No. 75 again due to the distance between the dwellings, the orientation of the site and location of the proposed extension this is on balance considered not to significantly harm existing residential amenities.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02856, excluding exempt information.

as amended by documents received on 18.10.2011

### **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 |           |
|   |        | of the extension                         |                                     |           |
|   | ACI12R | I12 reason (1 insert)                    | BE1 and H8                          |           |
| 4 | ACI17  | No additional windows (2 inserts)        | first floor flank                   | extension |
|   | ACI17R | I17 reason (1 insert)                    | BE1 and H8                          |           |

### **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
- H9 Side Space

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

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent property;

- (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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