

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

Application No : 11/02948/FULL6

Ward:
West Wickham

Address : 189 Wickham Chase West Wickham
BR4 0BH

OS Grid Ref: E: 539237 N: 166895

Applicant : Ms Kay McGrath

Objections : YES

Description of Development:

Detached summer house to rear
RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area

Proposal

The applicants seek retrospective planning permission for a detached summer house to rear.

The summerhouse measures 3x wide x 3m in depth. It is positioned on top of timber decking measuring 0.18m high, resulting in a total height of 2.78m to the ridge of the building.

Location

The application site comprises a mid-terrace dwelling house. The rear garden at this site and those of adjacent ones decrease in height towards the rear boundaries of the sites.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from the owners/occupiers of No.191 Wickham Chase which can be summarised as follows:

- pitched roof overhanging the boundary fence of 191 Wickham Chase
- current position does not meet government planning and building regs.
- log cabin used as living space

- imposing height and current position has greatly impacted on privacy to dining room
- detrimental to amenities by reason of overlooking and visually overbearing impact
- cabin does not have guttering and water is running off the roof into garden causing damage to fence and shed beneath.

Planning Considerations

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

BE1 Design of New Development

Conclusions

The main issues relating to the application are the effect that it has had on the character of the area and the impact that it has had on the amenities of the occupants of surrounding residential properties.

The area is predominantly residential in character and there are various examples of detached garden buildings within the vicinity of the application site. Most notably, there is a detached garage/shed at the rear of No.191 (the adjacent site). The principle of an outbuilding in this location is therefore in keeping with the character of the area.

The building contains various children's toys as well as storing general household items and it appears to be used for purposes incidental to the enjoyment of the dwellinghouse rather than as living accommodation.

Whilst the summerhouse is clearly visible from neighbouring properties, the visual impact is considered acceptable in that no undue harm to neighbouring resident's outlook or amenity has occurred. With regard to concerns raised about overlooking from the summerhouse into neighbouring properties; due to the sloping nature of the site and the height of the boundary treatments, views of the rear elevations of neighbouring houses are equally obtainable when standing in the garden of the application site as they are when standing on the decking or within the summerhouse. Furthermore, the nature and intensity of the use of the summerhouse as a play area/storage shed is considered acceptable in this residential garden. In this instance it is therefore considered that the development has not given rise to any significant overlooking or loss of amenity to occupants of neighbouring residential sites.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it has not resulted in a significant loss of amenity to local residents nor impacted detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02948, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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
- (d) the light and outlook of occupiers of adjacent and nearby properties

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

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