

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

Application No : 11/03339/FULL6

Ward:
West Wickham

Address : Merivale The Avenue West Wickham
BR4 0DX

OS Grid Ref: E: 538696 N: 166687

Applicant : Mr James Salter

Objections : NO

Description of Development:

First floor side extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

Planning permission is sought to extend at first floor level above the existing garage to provide two additional bedrooms. At present, the garage maintains a separation of 0.79m to the western boundary and as such the resulting two storey development would maintain the same separation.

Location

The property is located within a predominately residential area comprising detached and semi-detached 1930s houses. To the rear of the site is woodland and to the west of the site is the St. Mary of Nazareth Church and vicarage.

Comments from Local Residents

Nearby neighbours were notified of the proposal and no representations received.

Comments from Consultees

No internal or external consultations were made regarding the application.

Planning Considerations

The main policies relevant to this case are Policies H8 (Residential Extensions), H9 (Side Space) and BE1 (Design of new development) of the Unitary Development Plan, which relate to the design of residential extensions and development in general.

Planning History

A single storey rear extension was granted at the site in 1988 under ref. 88/00895.

Conclusions

The main issues to be considered in this case is the impact of the proposal on the amenities of adjoining neighbours, the impact of the extensions on the host building and wider street scene.

In respect of amenities, given the scale of the proposal, their siting and orientation, it is not considered that there will be any significant harm to neighbouring residents.

It may be considered that the proposed first floor side extension is of a sympathetic design, with a hipped roof maintained which does not result in excessive bulk being added. Plans show a minimum side space of 0.793m is retained to the western boundary. Although this does not strictly comply with Policy H9, given that the property is set significantly further forward than the adjoining vicarage and adjacent to an area of open space it is considered that the separation proposed is acceptable.

Accordingly, Members may agree on balance that taking in to account the specific location of the property in relation to its neighbours and its position in the street scene in general that this application is acceptable and that adequate separation between buildings is retained and that the policy and amenity of adjoining neighbours is safeguarded.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03339, 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 ACI13 No windows (2 inserts) first floor flank extension
 ACI13R I13 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

Reason: In order that the Local Planning Authority can reconsider any further amendments to the application thereby approved and to accord with Policies BE1, H8 and H9 of the Unitary Development Plan.

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 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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