

Application No : 10/00113/FULL6

**Ward:
West Wickham**

**Address : 28 Manor Park Road West Wickham
BR4 0JZ**

OS Grid Ref: E: 537815 N: 166287

Applicant : Mr H Leach

Objections : NO

Description of Development:

Single storey rear extension
RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

This application seeks to retain a single storey rear extension (RETROSPECTIVE APPLICATION). The property is end-terrace.

The rear extension measures at 5m deep x 2.5m wide with a flat roof measuring at 3.6m high at highest point with decking internally and externally.

Comments from Local Residents

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

Planning Considerations

Policies BE1 and H8 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, safeguard the amenities of neighbouring properties and protect the visual amenities of the area

Conclusions

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

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.

In terms of loss of amenities, the properties are mainly south facing and in the morning shadowing will principally take place from an easterly direction. The extension measures at 5m deep with a solid brick wall measuring at 3.6m high on the shared boundary with 30 Manor Park Road. A habitable room window is located in the rear elevation towards the side boundary with the application site. This neighbour would not under normal circumstances experience an adverse loss of outlook or sunlight/daylight, however given the depth of the extension and the orientation of the properties, it is considered that the extension in this instance is too excessive and adversely affects the amenities of the neighbouring property at 30 Manor Park Road due to loss of amenities and outlook.

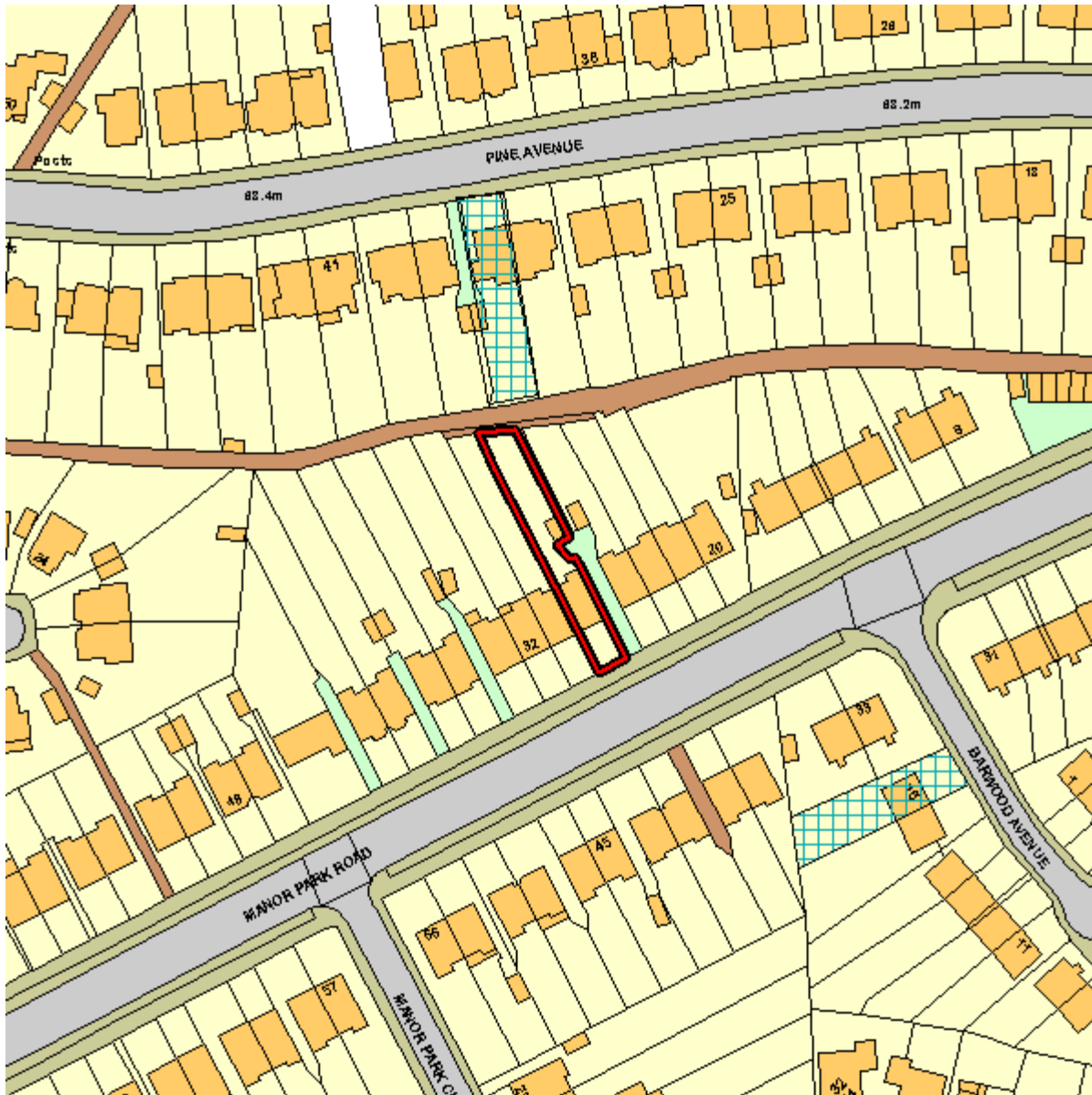
Members will need to consider whether the impact of the extension on No.30 Manor Park Road, particularly in terms of the visual impact and prospect issues, is significant enough to warrant the application being refused and whether enforcement action to authorise the removal of the extension would be expedient in this instance.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00113, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

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| 0 | D00002 | If Members are minded to grant planning permission, no conditions have been suggested. |
| | D00003 | If Members are minded to refuse planning permission, the following grounds are suggested: |
| 1 | | The extension, due to its depth is considered too excessive and the development would therefore seriously harm the neighbouring amenities by reason of visual impact, contrary to Policies BE1 and H8 of the Unitary Development Plan. |

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Proposal: Single storey rear extension
RETROSPECTIVE APPLICATION



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