

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/01454/FULL6

**Ward:
Penge And Cator**

Address : 1 Lucas Road Penge London SE20 7EE

OS Grid Ref: E: 535439 N: 170611

Applicant : Mr A Thorogood

Objections : NO

Description of Development:

First floor rear and two storey side extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

It is proposed to construct a two storey side extension and first floor rear extension to this end of terrace property. The two storey side element would extend 3.1m in length up to the flank boundary and set back approx. 4.25m from the main front wall. The first floor rear element would be attached to the two storey side extension above an existing dining room together both forming an L-shaped footprint. This element of the proposal would be set back some 3.8m from the main rear wall of the house.

Location

The application property is located at the western end of Lucas Road close to the junction with St John's Road. Lucas Road is a small cul-de-sac made up of modestly sized attractive Victorian terraced houses many of which have been extended to the rear. The application property occupies a corner position its western flank elevation where the extensions are proposed abuts the rear gardens of properties 24-34 (even) which front St John's Road.

Comments from Local Residents

Representations have been received from the occupant of the neighbouring house at No. 3. The issues raised do not relate to the current application, but rather an outstanding enforcement matter regarding the storeroom to the rear.

Planning Considerations

In considering the application the main policies are H9 and BE1 of the Unitary Development Plan. These concern the housing supply density and design of new housing/new development, the provision of adequate car parking and new accesses and road safety.

Policy BE1 requires a high standard of design in new development generally, and seeks to protect the amenities of the occupants of neighbouring properties.

Policy H9 requires proposals for two or more storey's in height to retain a minimum 1 metre side space for the full height and length of the flank wall of the building.

Planning History

Under planning ref. 03/00083, planning permission was granted for a part one / two storey side / rear extension, this proposal formed part of a joint application with No. 3 for a two storey rear extension.

Conclusions

The two storey side extension extends up to the side boundary and as such this proposal is technically contrary to Policy H9 of the Unitary Development Plan. The principal objective of Policy H9 is to prevent a cramped appearance and unrelated terracing occurring. However, the end of terrace subject property flanks onto the rear garden of properties in St John's Road this prevents unrelated terracing occurring and providing a visual break in keeping with the spatial characteristics of the area. Furthermore the two storey side extension is set back some 4.25m from the main front wall which also lessens its visual impact. In both respect the proposal meets with the objectives of Policy H9.

Accordingly, members may agree that taking into account the specific locations of the property in relation to its neighbours that the application is acceptable and the adequate separation between buildings is retained and that the policies of the Unitary Development Plan and amenity of adjoining neighbours is safeguarded

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01454 and 09/02298, excluding exempt information.

as amended by documents received on 24.06.2010

RECOMMENDATION: PERMISSION

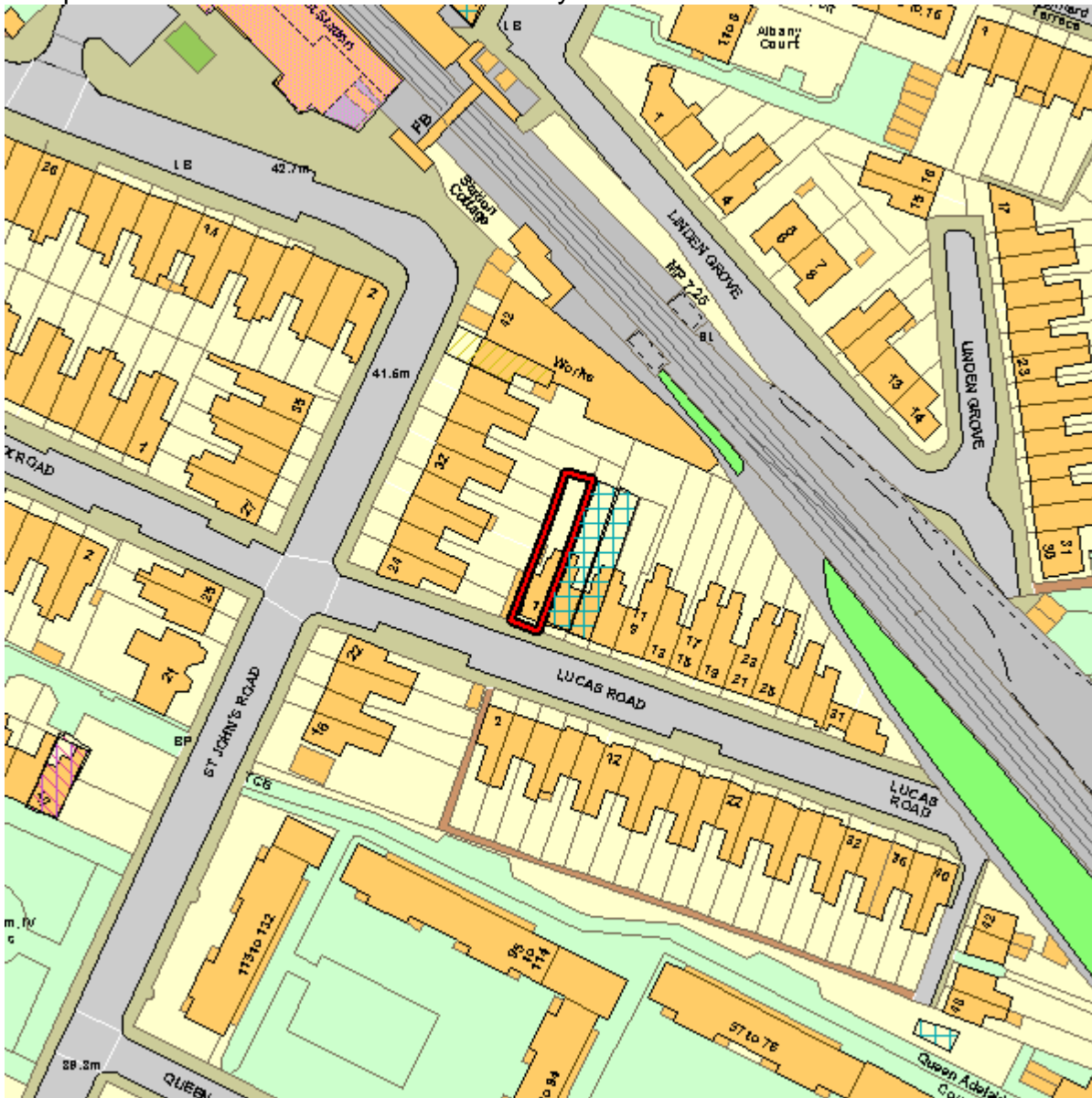
Subject to the following conditions:

- | | | |
|---|-----------------|-------------------------------------------------------------------------------------------|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACI17
ACI17R | No additional windows (2 inserts) western extensions
I17 reason (1 insert) H8 |
| 4 | AJ01B | Justification GENERIC reason FULL6 apps |

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Proposal: First floor rear and two storey side extension



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