

SECTION '2' – Applications meriting special consideration

**Application No :** 10/02305/FULL6

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

**Address :** 41 Corkscrew Hill West Wickham BR4  
9BA

**OS Grid Ref:** E: 538690 N: 165406

**Applicant :** Mr T Wheeler

**Objections : NO**

**Description of Development:**

Two storey side and single storey front and rear extensions

Key designations:

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

**Proposal**

The proposal seeks permission for:

- A two-storey side extension (to the eastern side of the existing dwelling) that would measure at 4m wide x 6.7m deep with a pitch roof measuring at the same height as the existing dwelling;
- A single storey front porch extension which would measure at 1.85m deep x 7m wide with a pitch roof measuring at 3.6m high; and
- A single storey rear extension measuring at 3m deep x 10m wide with a sloping roof measuring at 3.7m high.

**Location**

- The site is located to the south east of Corkscrew Hill.
- 41 Corkscrew Hill is a semi-detached two-storey dwelling with a generous garden to the rear.

**Comments from Local Residents**

Eight nearby owners/occupiers were notified of the application and no objections were received.

### **Comments from Consultees**

None

### **Planning Considerations**

Policies BE1, H8 and H9 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 preserve and enhance the character and appearance of the area.

This case has been presented to Committee on the basis that a similar scheme under 10/01279 was refused.

### **Planning History**

Application ref. 10/01279 for a front porch, two-storey side and single storey rear extension and raised platform at rear with access steps was refused in July 2010.

### **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.

This proposal is similar to that refused under ref. 10/01279. The difference in this instance is that raised platform at rear with access steps have been omitted. Application ref. 10/01279 was refused for the following reasons:

1. The proposed raised platform at the rear, by reason of its siting and height, would be harmful to the amenities which the occupants of No. 39 Corkscrew Hill might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.
2. The proposal by reason of its excessive width and height would materially detract from the appearance of this pair of semi detached dwellings and the visual amenities of the area, contrary to Policies BE1 and H8 of the Unitary Development Plan.

The current proposal has omitted the raised platform at the rear and therefore it is considered that the proposal would not adversely affect the amenities of No.39 Corkscrew Hill and has overcome the first reason for refusal in the previous application. Although the proposed two-storey side extension would comply with Policy H9 as it is set away from the side boundary by 1m, the two-storey side, single storey rear and single storey front porch extensions are identical to that previously refused under ref. 10/01279.

Following conversations with the applicant during the application stage, it was brought to the Council's attention that the applicant had resubmitted the application based on the officer's report as viewed online. From this report the applicant understood that the only concerns (leading to both reasons for refusal) were due to the raised platform, hence the omission and resubmission.

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.

Members will need to consider whether the two-storey side, single storey rear and single storey front porch extensions by reason of its width and height would materially detract from the appearance of this pair of semi-detached dwellings and the visual amenities of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01279 and 10/02305, excluding exempt information.

#### **RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

- |   |                 |  |         |                           |
|---|-----------------|--|---------|---------------------------|
| 0 | D00002          | If Members are minded to grant planning permission the following conditions are suggested: |         |                           |
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years                             |         |                           |
| 2 | ACA04<br>ACA04R | Landscaping Scheme - full app no details<br>Reason A04                                     |         |                           |
| 3 | ACI13<br>ACI13R | No windows (2 inserts)   | eastern | two storey side extension |
| 4 | AJ02B           | I13 reason (1 insert) BE1<br>Justification UNIQUE reason OTHER apps                        |         |                           |

#### Policies (UDP)

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space

D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposal by reason of its excessive width and height would materially detract from the appearance of this pair of semi detached dwellings and the visual amenities of the area, contrary to Policies BE1 and H8 of the Unitary Development Plan.

Reference: 10/02305/FULL6

Address: 41 Corkscrew Hill West Wickham BR4 9BA

Proposal: Two storey side and single storey front and rear extensions



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