

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

**Application No :** 12/01285/FULL6

**Ward:**  
West Wickham

**Address :** 22 Stambourne Way West Wickham BR4  
9NF

**OS Grid Ref:** E: 538395 N: 165452

**Applicant :** Mr & Mrs Tony Linger

**Objections :** YES

**Description of Development:**

Part one/two storey rear, single storey front/side and two storey front/side extensions

Key designations:

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

**Proposal**

This application proposes a part one/two storey rear, two storey front/side, single storey front/side extensions and roof alterations.

**Location**

The site is a two storey detached dwelling house and is located on the south side of Stambourne Way. This application proposes a part one/two storey rear, two storey front/side, single storey front/side extensions and roof alterations.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- impact on light to window on south east facing wall

**Comments from Consultees**

No Highway objections are raised to the proposal.

## **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

## **Planning History**

The planning history of the site includes a previous application, ref. 12/00260, for a part one/two storey rear, first floor side, single storey side and infill extensions and roof alterations which was refused on the following grounds:

The proposed first floor side extension does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.

The proposed two storey rear extension by reason of its height and depth would have a detrimental impact on the visual amenities of neighbouring properties to either side, contrary to Policy BE1 of the Unitary Development Plan.

## **Conclusions**

This application has been submitted in order to address the previous grounds of refusal (see above). 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 scheme seeks to provide annex accommodation and this application proposes various elements; a front porch, part one/part two storey rear and two storey side extensions. The rear garden faces to the south south-west. There is an existing flat roof, two storey extension on the east elevation. This scheme proposes a pitch roof over this element along with a staggered 3.5m (previously 4m) first floor rearward projection. The ground floor projection remains at 4m. The side space from the original and previously extended house to this eastern boundary is 0.8m. The proposed two storey rear element has been in set to achieve a 1m side separation. Planning concerns with the proximity to the boundary and the depth of the projection have to some extent been addressed by use of the staggered projection. It is noted that a side window is to be introduced into the flank of the previous extension which would serve a bathroom area. In the event of a planning permission appropriate conditions should be considered to protect adjoining residential amenity.

The house to the west of the application site (number 20) has been previously extended. Objections have been raised regarding the blocking of light to their side window. There is approximately 2m to the boundary on number 20's side and some 2m plus to the boundary from the proposed extension. Whilst there will be some impact in this respect the fact that the side window is a secondary window and that the development will be effectively some 4m distant, may not be considered sufficient to warrant a planning refusal. The first floor element has now been reduced by 0.5m.

The proposed first floor side extension of the previous application resulted in two storey development less than 1 metre from the boundary and resulted in one of the refusal grounds. This scheme now proposes a 1 metre side space and so technically complies with Policy H9. Careful consideration should be given to the impact on the street scene in terms of the overall design and additional bulk created.

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.

The scheme proposes significant extensions to the already extended dwelling house. However, given the revisions included within this proposed scheme the proposal, on balance, may now be considered not to cause such harm as to warrant a planning refusal and has sufficiently addressed the previous grounds of refusal.

Having had regard to the above it may be considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01285 and 12/00260, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |   |
|---|-----------------|---|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years                |
| 2 | ACC04<br>ACC04R | Matching materials<br>Reason C04  |
| 3 | ACI07<br>ACI07R | Restrict to members of household (1 in) at 22 Stambourne<br>Way<br>Reason I07 |
| 4 | ACI09<br>ACI09R | Side space (1 metre) (1 insert) east<br>Reason I09                            |
| 5 | ACI12           | Obscure glazing (1 insert) to the east flank                                  |

ACI12R I12 reason (1 insert) BE1

6 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

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