

SECTION '2' – Applications meriting special consideration

Application No : 12/01510/FULL6

Ward:
West Wickham

Address : 94 The Avenue West Wickham BR4 0DZ

OS Grid Ref: E: 538881 N: 166648

Applicant : Mr And Mrs Watson

Objections : YES

Description of Development:

Single storey front/side and rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Highways Proposal sites
London City Airport Safeguarding
Local Distributor Roads

This application was deferred without prejudice from Plans Sub-Committee on 7th June 2012 to seek a reduction in the depth of the extension and to check what work has been carried out on site.

The applicant has subsequently submitted an amended drawing appearing to show a reduction in the height of the extension. They have also submitted the following information in support of their application, which is summarised below:

- neighbours at No.92 have no objection with proposal of 3m 800 single storey extension
- signed letter enclosed agreeing with proposal from No.92
- have compromised and stepped back 200mm to allow them to keep in keeping with extension at No.96
- no shading in garden of No.92
- Oak tree in garden of No.92 shadows their land all day
- only right should be allowed to keep property in keeping with extension at No.96
- only want more space for family to live and enjoy.

The original report has been amended to reflect this and is set out below.

Proposal

- single storey front extension for porch projecting approximately 0.8m forward of the existing building line
- side/rear extension for new garage, utility room and kitchen abutting the flank boundary of the curtilage of the site and projecting 3.8m beyond the rear of the existing dining room
- the side extension would have a flat roof measuring approximately 3.4m in height with a pitched roof to the front
- the rear extension would have a flat roof measuring approximately 3m in height.

Location

The application site comprises a two storey semi-detached dwellinghouse. There is an existing attached garage which will be demolished and replaced by the proposed extensions.

The surrounding area is characterised by predominantly semi-detached dwellings, some of which have also been extended. Most notably, the adjacent property to the north-east, No. 96 The Avenue, was extended to the side and rear under planning ref.11/01771. A maximum depth of approximately 3m was permitted from the rear building line of this property adjacent to the boundary with the adjoining semi-detached house. This extension is indicated on the plans submitted with the current application.

Consultations

Nearby owners/occupiers were notified of the application and representations were received from the occupiers of No.92 which can be summarised as follows:

- consent to length of rear extension but the height is detrimental to property
- severe loss of light to dining room
- aspect to room now looks onto very high brick wall
- no aspect of trees from French doors to the left of the room
- can see brick wall from back bedroom window
- only 2 options with regard to the finish of the wall –
 - either coming down half a thermalite brick with guttering on the perimeter, or
 - keeping the existing height with decorative capping to be added
- the properties of 92, 94 and 96 The avenue are on different levels
- therefore the second option of the finish to the flank wall is the only alternative
- previous comments were made after work had commenced.

Comments from Consultees

The Council's Highways Development Engineers have commented that the proposed garage dimensions are below the normal minimum requirements but as

the existing garage is of similar width no objections were raised. A condition is recommended regarding the size of the garage.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
NE7 Development and Trees
T18 Road Safety

SPG1 General Design Principles
SPG2 Residential Design Guidance

No significant trees would be affected by the proposal.

Planning History

09/00150/PLUD - Hip to gable and rear dormer roof extensions and front rooflight
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT –
Certificate Granted

12/00306 – Single storey front/side and rear extension – REFUSED as:

The proposed rear extension would, by reason of its excessive rearward projection, result in overshadowing and loss of prospect detrimental to the amenities enjoyed by the residents of the adjoining house, contrary to Policy BE1 of the Unitary Development Plan.

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 front/side extensions would appear similar to those at the adjacent property, No. 96, and as there is existing built development to the side of the main house, it is considered that the development would appear in keeping with development in the surrounding area.

The side and rear extensions would abut the adjacent extension at No.96 and, since the previous application was refused, the depth of rearward projection has been reduced from 4m to 3.8m and the plans indicate that this would be in line with the rear building line of the adjacent extension at No.96. The development is therefore unlikely to negatively impact on the outlook or amenities of the occupants of No.96.

The proposed rear extension would be sited in very close proximity to the flank boundary with No.92 The Avenue which has not been extended at the rear. The properties in this part of the road are south-east facing and, given the 3.8m rearward projection proposed, Members will need to consider whether the additional depth proposed adjacent to 92 The Avenue would be unduly harmful to the amenities of this property. As noted above, the height of the extension has now been reduced.

With regard to highways safety implications, whilst below the usual dimensions required for a garage, as the existing garage is similar in size to that proposed, it is not considered that it would impact on parking or road safety in the area to a significant extent.

Members will therefore need to consider whether the proposal, taking into account the reduction in height of the extension, sufficiently addresses the previous ground of refusal. Bearing in mind the issues of this case, Members views are requested.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00306 and 12/01510, excluding exempt information.

as amended by documents received on 17.05.2012 12.06.2012

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

0 D00002 If Members are minded to grant planning permission the following conditions are suggested:

1 ACA01 Commencement of development within 3 yrs

ACA01R A01 Reason 3 years

2 ACC04 Matching materials

ACC04R Reason C04

3 ACH04 Size of parking bays/garages

ACH04R Reason H04

4 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the appearance of the building and the residential amenities of the area.

Reasons for granting permission:

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

BE1 Design of New Development

H8 Residential Extensions

NE7 Development and Trees

T18 Road Safety

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 adjacent properties
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

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

- 1 The proposed rear extension would, by reason of its excessive rearward projection, result in overshadowing and loss of prospect detrimental to the amenities enjoyed by the residents of the adjoining house, contrary to Policy BE1 and Supplementary Planning Guidance 1 and 2 of the Unitary Development Plan.

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