

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

**Application No :** 12/01425/FULL6

**Ward:**  
Penge And Cator

**Address :** 5 Wiverton Road Sydenham London  
SE26 5JA

**OS Grid Ref:** E: 535384 N: 170880

**Applicant :** Mrs S Starkin

**Objections :** YES

**Description of Development:**

Roof alterations to incorporate rear dormer extension with Juliet balcony and velux windows to front and single storey side extension.

Key designations:

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

**Proposal**

Planning permission is sought for a rear dormer extension with juliet balcony, rooflights at the front and a single storey side extension.

The rear dormer extension will span the entire width of the house, including an increase in the height of the parapet wall between the property and its neighbour at No. 3, and would also extend above the existing two storey rear projection. The proposed single storey side extension will be positioned at the rear of the dwelling, and have a depth of 5.85m and a width of 2.2m.

Amended plans were submitted to the Council (18th July 2012) showing a reduction in the depth of the dormer element over the existing two storey rear projection of 0.5m.

**Location**

The application property is a semi-detached dwelling which is located on the western side of Wiverton Road.

## **Comments from Local Residents**

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

- dormer would not be subservient to main roof
- proposed extension to party wall would result in visual impact and be visible from the street
- overlooking
- chimney stack forms part of character of property and should be retained

## **Comments from Consultees**

No consultations were made in respect of this application.

## **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

## **Planning History**

There is no recent planning history in relation to the application site, however a similar I-shaped rear dormer to that proposed in this case was granted at No. 11 Wiverton Road under ref. 08/04505.

## **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 proposed single storey side extension would project no further to the side or rear of the existing dwelling and in view of its height would not result in a significantly greater impact to the neighbouring property at No. 7 than would already arise from the existing two storey rear projection to which the extension would be added.

Regarding the proposed rear dormer, this would extend beyond the main roofslope and onto the roof of the existing 2 storey rear projection. Given the existence of a similar roof extension in the vicinity, it is not considered that the development would appear out of character with the area. Whilst the proposal would involve an increase in the height of the parapet wall shared with No. 3, this is modest at 1.5m and considering the reduction in the depth of this element (as per the amended plans submitted 18th July 2012) would not be likely to result in a significant loss of amenity, whilst in view of the separation to No. 7 it is unlikely that any detrimental impact would arise to this property as a result of the bulk of the built development.

However in order to avoid any undue overlooking from the proposed side facing window in the dormer, a condition should be imposed requiring this window to be obscurely glazed.

Having regard to the above Members may agree 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, and that on balance planning permission ought to be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/04505 and 12/01425, excluding exempt information.

as amended by documents received on 18.07.2012

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |                                          |                                 |
|---|--------|------------------------------------------|---------------------------------|
| 1 | ACA01  | Commencement of development within 3 yrs |                                 |
|   | ACA01R | A01 Reason 3 years                       |                                 |
| 2 | ACC04  | Matching materials                       |                                 |
|   | ACC04R | Reason C04                               |                                 |
| 3 | ACI12  | Obscure glazing (1 insert)               | in the flank wall of the dormer |
|   | ACI12R | I12 reason (1 insert)                    | BE1                             |

### **Reasons for granting permission:**

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

- BE1 Design of New Development
- H8 Residential Extensions

The development is considered to be satisfactory in relation to the following:

- (a) the character of the development in the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the design and conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

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