

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:

Single storey side extension.

Key designations:

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

This application was originally reported to Members of Plans Sub Committee No. 3 at the meeting held on 2nd August 2012. Members deferred the application to seek a reduction in the size and scale of the extension. In response, amended plans have been submitted which show the removal of the proposed roof extensions from the development.

The original report is repeated below, updated as necessary.

Proposal

Planning permission is sought for a single storey side extension. The extension will be positioned at the rear of the dwelling, and have a depth of 5.85m and a width of 2.2m.

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.

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.

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 13.08.2012

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 |

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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