

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

**Application No :** 12/02571/FULL6

**Ward:**  
West Wickham

**Address :** 86 Copse Avenue West Wickham BR4  
9NP

**OS Grid Ref:** E: 537737 N: 165078

**Applicant :** Mrs R Day

**Objections :** YES

**Description of Development:**

First floor rear extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Ravensbourne FZ2

**Proposal**

Permission is sought for a first floor rear extension measuring 4.1m deep. This would be situated above an existing ground floor extension.

**Location**

The application site is set on the western edge of Copse Avenue and comprises a two storey detached dwelling.

**Comments from Local Residents**

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

- reduced light to neighbouring property, specifically the conservatory
- extension will spoil the outlook from the conservatory
- extension would spoil the outlook from the first floor bedroom, ground floor and garden
- the extension is out of keeping with the size of the property.

**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**

A single storey side extension was approved under ref. 87/02109.

A single storey rear extension was approved under ref. 94/00490.

### **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 extension is set to the rear and would not be visible as part of the streetscene or wider surrounding public view points. Located at first floor within the existing building footprint, the design of the extension raises no objections.

The extension is inset 2.2m from the common boundary and would therefore this element of the proposal would comply with Policy H9, which seeks for a minimum 1m inset for two storey development.

Objection has been raised from No. 84 Copse Avenue with regard to a loss of light, visual amenity and outlook. The extension would be visible from this occupier; however, this in itself is not a reason to refuse planning permission, in this location it is common that neighbours can see adjacent dwellings. While the extension is deeper than normally permitted at first floor, and set to the south of No. 84, the properties are well separated with an orientation that faces west. The roof of the extension is set considerably lower than the existing ridge line and is not considered to result in an unacceptable impact in this instance.

It is noted that there are large two storey rear extensions to neighbouring properties, notably No.90 Copse Avenue which has a full width two storey rear extension approved under application ref. 97/00821, measuring approximately 3.5m deep. This is set south of No. 88 Copse Avenue, in the same manner proposed at No. 86.

A flank window is proposed in the extension which would face toward No. 88. This is a secondary window to the bedroom, which is obscure glazed is not considered to result in unacceptable overlooking. The main window on the rear elevation would provide outlook over the rear garden.

Having had regard to the above it was 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. 12/02571, 94/00490 and 87/02109, excluding exempt information.

## **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      ACK01      Compliance with submitted plan

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan.

- 4      Before the development hereby permitted is first occupied, the proposed window(s) serving bathrooms on the first floor facing onto no. 4 Devonshire Road. shall be obscure glazed and fixed shut with the exception of a top hung fan light and shall subsequently be permanently retained as such.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 5      AJ02B      Justification UNIQUE reason OTHER apps

Policies (UDP)

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

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