

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

**Application No :** 12/03204/FULL6

**Ward:**  
**West Wickham**

**Address :** 2 Long Meadow Close West Wickham  
BR4 0EQ

**OS Grid Ref:** E: 538294 N: 166644

**Applicant :** Mr J Womack

**Objections : NO**

**Description of Development:**

First floor side extension

**Proposal**

The proposal is for a first floor side extension which would be constructed above an existing single storey side element. The proposed extension would be 2.9m in width and a depth of 5.2m and would be set 1.05m below the ridgeline of the existing dwelling. A maximum 1.4m and minimum of 0.2m side space would be provided to the flank boundary with Langley Park Golf Course.

**Location**

The application site is a two storey detached dwelling with detached garage which was granted planning permission in 1988 under planning ref: 88/00941/DET as part of a scheme for 10 detached and 2 semi-detached houses. The application site is adjacent to Langley Park Golf Course, which is designated Metropolitan Open Land (MOL).

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received.

**Comments from Consultees**

No statutory consultations were undertaken for 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
- H9 Side Space
- G6 Land Adjoining Green Belt or Metropolitan Open Land

Supplementary Planning Guidance (SPG) 1 General Design Principles  
Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

The National Planning Policy Framework and London Plan is also a key consideration in the determination of this application.

### **Planning History**

In 1999 under planning ref. 99/01726, permission was granted for a single storey side extension.

In 2009 under planning ref. 99/02115, permission was granted for a single storey side extension.

### **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 Council's side space policy (Policy H9) requires a minimum distance of 1m be provided from the flank elevation to the flank boundary where first floor side extensions are proposed. In this instance the proposal would provide a maximum of 1.4m and minimum of 0.2m side space. While the proposal would not meet the requirements that Policy H9 normally requires, the proposal is of a modest scale and given the relationship with the adjacent MOL would not result in unrelated terracing, which Policy H9 intends to prevent. In addition, the section of the development towards the principle elevation, which would be most prominent within the streetscene, would provide 1.4m side space although this narrows to 0.2m, due to the boundary projecting at an angle to the rear. However, this would still retain the openness and character of the area when viewed in the streetscene and is considered to be in accordance with the policy objectives of Policy H9.

As stated above the proposal would be modest in scale and would not project beyond the front or rear elevations. The proposal would be sited approximately 15m from the flank elevation of No. 4 and as such the impact upon the residential amenity of this property is considered to be minimal.

Given the modest scale of the proposal set above an existing single storey side extension it is not considered to impact significantly upon the visual amenity, character or nature conservation of the adjoining Metropolitan Open Land, and as such is considered to be in accordance with Policy G6.

The proposal would be set 1.05m below the ridgeline of the existing dwellinghouse thereby appearing subservient to the host property. The proposal is considered to

have been sensitively designed to respect the visual amenities of the main dwellinghouse and is not considered to appear incongruous in the streetscene or impact detrimentally upon the character of the area.

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 file ref. 12/03204, 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 the interests of the visual amenities of the area and the residential amenities of the adjoining properties, in line with Policies BE1 and H8 of the Unitary Development Plan.

- 4      The side space to be provided between the first floor flank elevation of the extension hereby permitted and the flank boundary shall be as per the dimensions provided on Drawing Number 02 'Proposed Arrangements', unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order to comply with Policy H9 of the Unitary Development Plan and in the interest of the visual amenities of the area.

## **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
- H9    Side Space
- G6    Land Adjoining Green Belt or Metropolitan Open Land

Supplementary Planning Guidance (SPG) 1 General Design Principles  
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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 character of the development in the surrounding area;
- (d)    the impact on the amenities of the occupiers of adjacent and nearby properties;

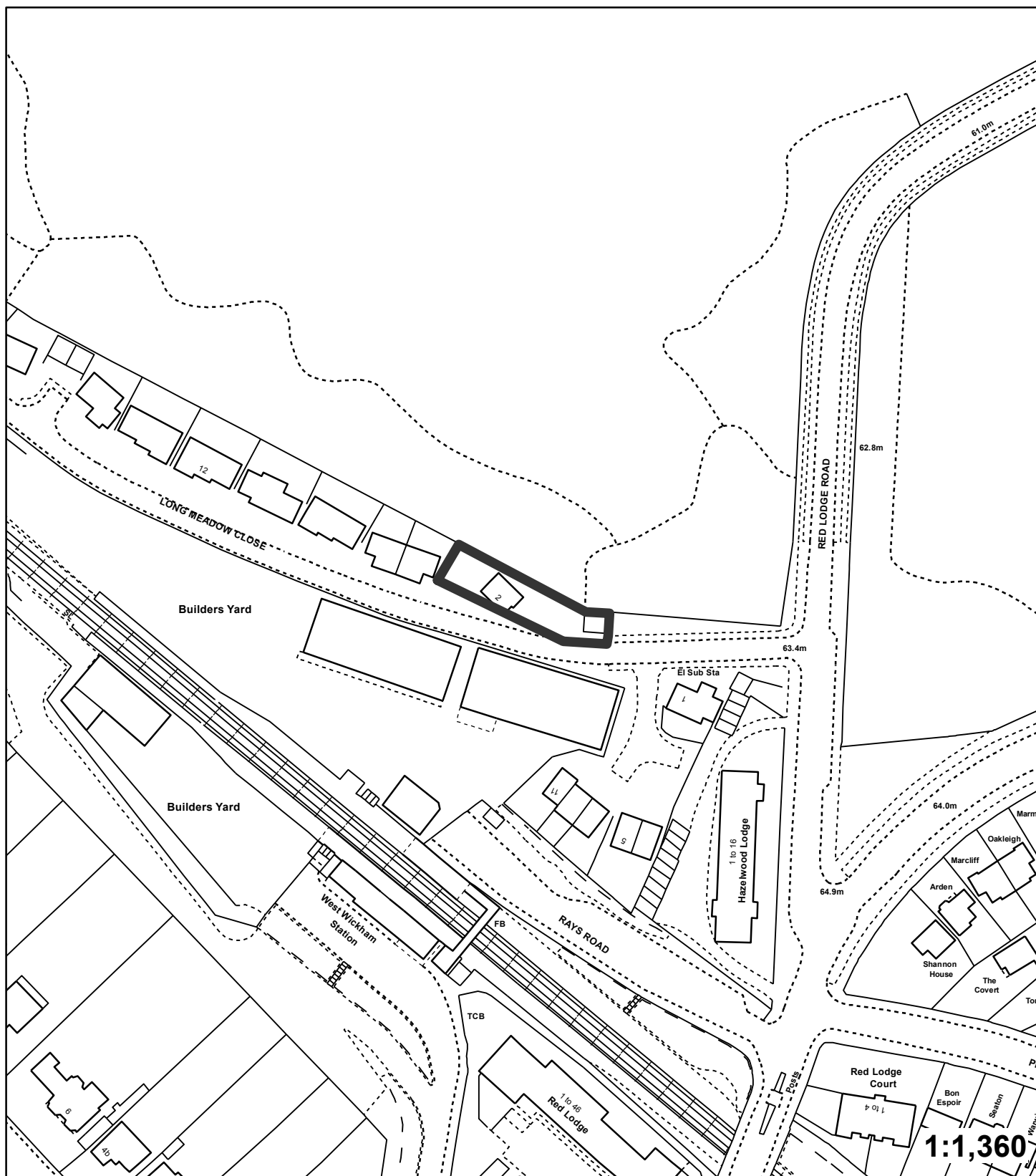
- (e) the impact of the development on the visual amenities, character and nature conservation of the adjoining Metropolitan Open Land.

and having regard to all other matters raised.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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