

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

Application No : 13/00143/FULL6

Ward:
West Wickham

Address : 38 Hayes Chase West Wickham BR4
0HZ

OS Grid Ref: E: 539145 N: 167576

Applicant : Mr And Mrs R Wild

Objections : NO

Description of Development:

First floor side/rear extension and ground floor roof extension at rear; roof alterations; elevational alterations

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

This proposal is for a first floor side/rear extension which would have a maximum depth of 3.5m beyond the rear elevation of the existing dwelling and 1.5m extension to the side with roof alterations and elevational alterations also proposed. It is proposed to construct a roof above the existing single storey rear extension.

Location

The application site is a detached two storey single family dwellinghouse located to the north of Hayes Chase. Properties in the area are of a similar scale and architectural style.

Comments from Local Residents

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

Comments from Consultees

No statutory consultations were deemed necessary as part 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

H9 Side Space

Supplementary Planning Guidance (SPG) 1 General Design Principles

Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

The National Planning Policy Framework and London Plan are also key considerations in the determination of this application.

Planning History

In 1991 under planning ref. 91/01887, permission was granted for single storey side and rear 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 proposed side extension with 1.5m to the side and as this would be set back 4.5m from the principle elevation and as such would appear as subservient to the main dwellinghouse. The proposed extension is considered to have been sensitively designed and would respect the visual amenities of the host dwelling and character of the area.

As there is an existing single storey side element which the proposed first floor side/rear extension would be constructed above, a distance of 1m would not be provided for the full height and width of the flank elevation as normally required by Policy H9. The accompanying Planning Statement acknowledges this lack of compliance with the side space policy but argues that given the first floor side extension is set back more than 50% of the house depth the proposal prevents a terracing effect and maintains an open side space. The planning statement also makes reference to a similar application which was approved at No. 23 Hayes Chase under planning ref. 05/02022 which also had a pre-existing ground floor extension to the boundary with the first floor element set back 1m from the boundary. Although each case must be determined on its individual merits and the application referenced above was determined prior to the introduction of the saved policies of the Unitary Development Plan adopted in 2006 under which the current application has been determined, nevertheless it is considered to be a material consideration in the determination of the current application.

However, it is considered that unrelated terracing would not occur as a distance of 1.2m would be retained from the first floor flank elevation to the flank boundary. In

light of the above the proposal is not considered to impact detrimentally upon the spatial standards of the area.

In terms of the impact upon the residential amenities of neighbouring properties, the proposal would extend approximately 3m beyond the rear wall closest to No. 36 and 3.5m beyond No. 38, extensions of similar depths have been constructed at No. 42 (planning ref. 95/02835) and 44 (planning ref. 07/02937). A distance 1.2m would be retained to the flank boundary with No. 36 where a first floor balcony has been constructed. A distance of 0.85m would be maintained to the flank boundary with No. 38 which would be no closer to the boundary than the main dwellinghouse. The main property at No. 38 is located a further approximately 2m distance from the flank boundary resulting in a total separation of approximately 2.8m between the flank elevations. Given the orientation of the site with north-west facing rear gardens and the hipped roof profile of the proposed extension which projects away from No. 36 the potential loss of light is not anticipated to be of such an extent as to warrant refusal.

No windows are proposed to be located in the first floor flank elevations of the extension and as such the potential loss of privacy or sense of overlooking is anticipated to be minimal. Were permission to be granted a condition could be attached restricting the insertion of windows in the first floor flank elevation without approval in writing from the Local Planning Authority.

In terms of the elevational alterations proposed including the provision of a window in the ground floor eastern flank elevation and provision of a pitched roof canopy above the existing single storey rear element, these are considered to be modest in scale and are not anticipated to impact detrimentally upon the residential amenities of neighbouring properties.

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. 13/00143, 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 neighbouring properties, in line with Policies BE1 and H8 of the Unitary Development Plan.

- 4 ACI13 No windows (2 inserts) first floor flank extension
 ACI13R I13 reason (1 insert) BE1 and H8

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

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

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;

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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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