

SECTION '2' – Applications meriting special consideration

**Application No :** 13/00381/FULL6

**Ward:**  
**Kelsey And Eden Park**

**Address :** 52 Wickham Road Beckenham BR3 6LT

**OS Grid Ref:** E: 537832 N: 169117

**Applicant :** Mr Petrides & Ms M Vaughan

**Objections : NO**

**Description of Development:**

Single storey rear extension

Key designations:

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

**Proposal**

Permission is sought for a single storey rear extension.

**Location**

The application site is set on the western edge of Wickham Road and comprises a detached two storey dwelling with single storey rear extension. The surrounding locality is predominantly residential in nature, characterised by a mixture of dwelling styles.

**Comments from Local Residents**

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

**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

## **Planning History**

12/03798/FULL6 – single storey rear extension – refused.

## **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.

This application is a resubmission of ref. 12/03798, which was refused for the following reason:

“The proposed single storey rear extension would, by reason of its excessive depth of rearward projection adjacent to the flank boundary with No. 50 Wickham Road, seriously prejudice the amenities of the occupiers of the adjoining dwelling by reason of loss of light and visual impact, thereby contrary to Policy BE1 of the Unitary Development Plan”.

The applicant has made the following amendments:

- Reduction in width
- Increase in depth from 4m to 4.5m.

The extension has now been relocated off the boundary, inset 0.85m as per the existing dwelling. This would create a total separation gap of 2.1m to No. 50 Wickham Road.

These two dwellings are staggered in their arrangement, where No. 52 projects rearward of No. 50. It is proposed to increase the depth of the extension to 4.5m, which taking into account the staggered position of the dwelling would result in a total rearward projection of 6.2m from No. 50.

Members are asked to consider if the inset position from the boundary is considered to result in a development which would not be harmful to the amenities of the adjacent occupiers, especially where the extension would replace an existing conservatory. It is noted that no objections have been received from this occupier, through the neighbour notification process.

No objections are raised with regard to the design of the extension which respects existing floor levels and is not considered to dominate the rear elevation. The extension would not be visible from the streetscene.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

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. 12/03798 and 13/00381, excluding exempt information.

**RECOMMENDATION: PERMISSION**

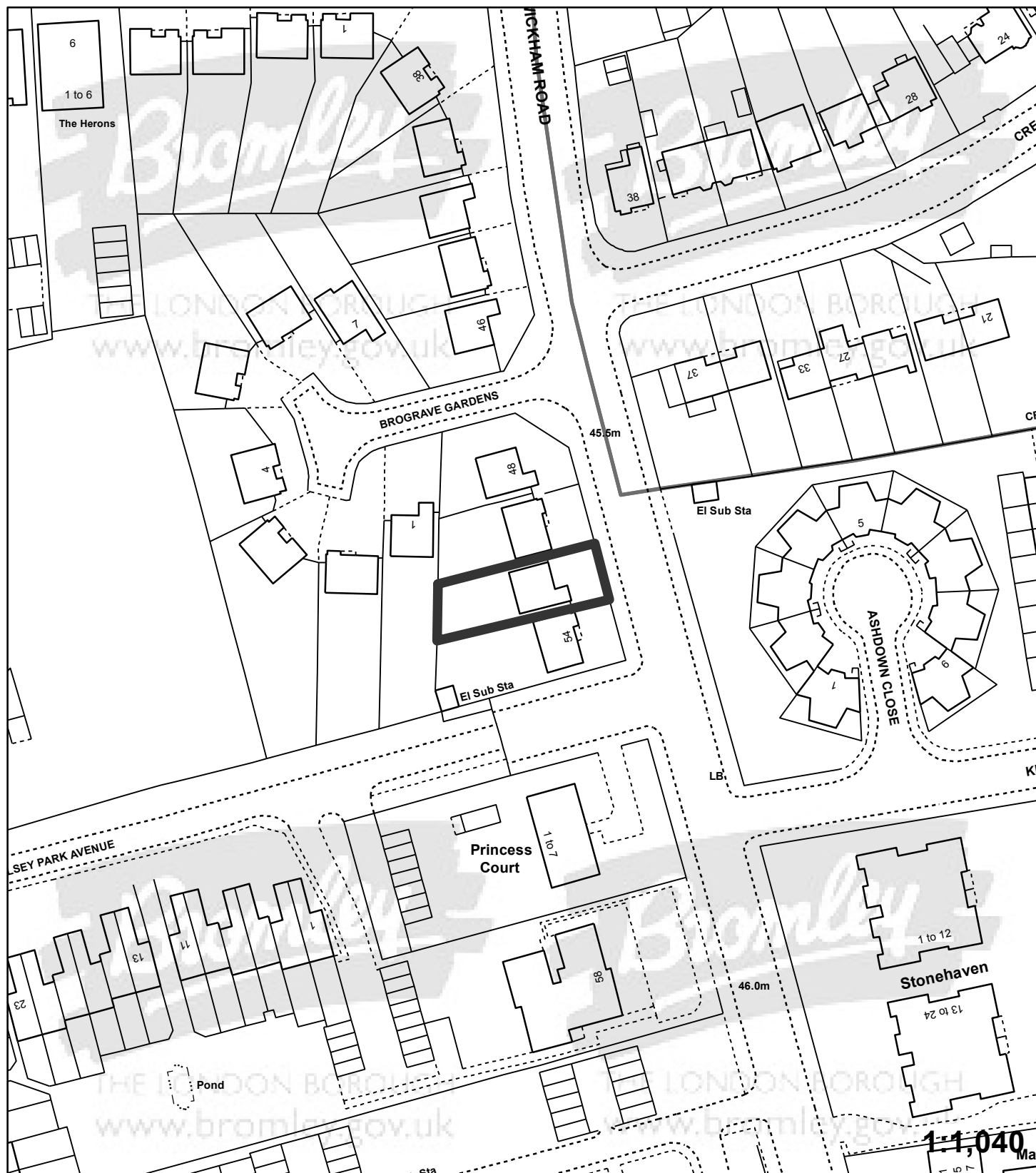
Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 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           |
|   | ACC01R | Reason C01                               |
| 4 | AJ01B  | Justification GENERIC reason FULL6 apps  |

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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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