

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

**Application No :** 13/01716/FULL6

**Ward:**  
Hayes And Coney Hall

**Address :** 48 Kingsway West Wickham BR4 9JG

**OS Grid Ref:** E: 539487 N: 165139

**Applicant :** Mr S Haywood

**Objections :** YES

**Description of Development:**

Two storey side and rear extension plus single storey gym

Key designations:

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

**Proposal**

The proposal is for a two storey side and rear extension, plus a single storey building to house a gym and shower room in place of the existing garage.

The side extension will have a side projection of 3.19m and a total depth of 10.7m and will incorporate an enlarged hallway, downstairs WC, utility room and enlarged kitchen space. Two new windows are proposed in the new side elevation (one to serve the WC and the other to serve the utility room) plus a new side door leading from the utility room. To the rear, an existing kitchen extension is proposed to be widened, with full height patio doors leading to the garden.

Upstairs, a new third bedroom will be created plus an enlarged bathroom and master bedroom. The rear projection at first floor level is 3.3m, with two new windows proposed in the rear elevation and a new window in the first floor side elevation to serve the upstairs landing.

The existing garage will become a new gym and shower room, and will be reduced from 11.0m in depth to 7.6m, and will maintain the existing width (3.3m) and flat roof at the same height as existing (2.5m). Minor elevational changes are proposed to reposition the door and window in the side elevation of the garage.

**Location**

The application property forms one half of a pair of semi-detached houses in Kingsway, West Wickham. The area is residential in character with many properties having been extended to the side and rear.

### **Comments from Local Residents**

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

- concerns from No.50 that the proposed first floor window will overlook the side elevation and garden of No.50
- the proposed gym has the potential to become additional habitable space leading to noise and disturbance.

### **Comments from Consultees**

Technical Highways comments received outline that the proposal will result in the loss of the garage as a parking space, however there is sufficient space within the sites curtilage for car parking. Therefore, no objection is raised.

Environmental Health comments raise no objection subject to informatives.

### **Planning Considerations**

Policies relevant to the consideration of this application are: BE1 (Design of New Development), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

The Council's SPG guidance is also a consideration.

### **Planning History**

In terms of planning history, an attached garage was granted planning permission in 1983 under ref. 83/00933.

In 1997, a single story rear extension was refused planning permission under ref. 97/01032, as the proposal was deemed excessive in rear projection leading to a detrimental impact on the occupants of No.46 Kingsway. This decision was subsequently upheld at appeal.

In 1998, a revised proposal for a single story rear extension was granted under ref. 98/01578.

### **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 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.

The proposal would add a two storey side extension, and as such Policy H9 (Side Space) requires proposals to retain a minimum of 1.0m for the full height and length of flank elevations, which the replacement house would comply with. The proposed roof over the side extension would be subservient to the main roof, and is not considered to result in an incongruous addition to the streetscene.

The new windows for the side extension would serve the ground floor WC, the enlarged kitchen and the upstairs landing. In this regard, this is not considered to result in a detrimental impact on the amenity of No.50 to the south-east. An objection has been raised by No.50 that the proposed first floor side window will overlook the garden of No.50 and impact on privacy at that property. Given the lack of first floor windows at No.50 and the fact that the proposed window will serve the upstairs landing (and could be obscure glazed by way of a planning condition), any impact is considered to be minimal.

To the rear at ground floor level, the existing garage will be reduced in length, and the kitchen will be widened to 7.2m. The new kitchen window in the side elevation is not considered, on balance, to result in a loss of privacy issue at No.50. In terms of rear projection, the extension will not extend further rearwards than the existing kitchen extension.

The two storey extension at the rear will mirror the ground floor extension with a rear projection of 3.3m for the full width of the property. Considerable regard must be had for the impact of such an addition on the amenity and outlook of neighbouring properties. No windows are proposed at first floor level in either side of the extension, and therefore no overlooking or loss of privacy issues are considered to result at No.46 or No.50.

It appears that No.46 has been extended at first floor level towards its north-western boundary (although no record of this extension exists on Council planning records), so the impact of an extension as proposed at No.48 on the remaining window in the first floor rear elevation needs consideration. As this window in the rear of No.46 appears to serve a first floor bathroom (and is obscure glazed), the impact of the extension is mitigated to some degree. With this in mind, on balance, the impact of the two storey rear element of the proposal is considered acceptable.

With regard to the provision of the gym, the building will maintain the height of the existing garage, and the minor elevational alterations are not considered to result in a detrimental impact on the amenity of surrounding properties. It is considered appropriate in this instance to attach a condition to any consent that restricts the use of the outbuilding for uses incidental to the residential use of the main house, in order to avoid any unsatisfactory sub-division of the plot at a later date, and prevent the building being severed to create a separate dwelling.

Having had regard to the above it was considered that the siting, size and design of the proposed extension 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. 13/01716, excluding exempt information.

### **RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS**

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs                     |
|   | ACA01R | A01 Reason 3 years   |
| 2 | ACC04  | Matching materials   |
|   | ACC04R | Reason C04   |
| 3 | ACH03  | Satisfactory parking - full application                      |
|   | ACH03R | Reason H03   |
| 4 | ACI12  | Obscure glazing (1 insert) in the first floor side elevation |
|   | ACI12R | I12 reason (1 insert) BE1 and H8                             |
| 5 | ACI23  | Outbuilding only ancillary use                               |
|   | ACI23R | Reason I23R  |
| 6 | ACK01  | Compliance with submitted plan                               |

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

### **INFORMATIVE(S)**

- 1 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.
- 2 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

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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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