

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

Application No : 13/02246/FULL6

Ward:
West Wickham

Address : 2 High Broom Crescent West Wickham
BR4 0RG

OS Grid Ref: E: 537817 N: 166724

Applicant : Ms Eleanor Coomber

Objections : NO

Description of Development:

Single storey front, side and rear extension, elevational alterations and decking to rear

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Tree Preservation Order

Proposal

The application seeks to construct a ground floor front, side and rear extension. The side and rear aspect would be 4.8 metres in height, 13.5 metres deep and 4.8 metres wide. The front addition would be 9.8 metres wide by 1.120 metres in depth and 3.5 metres tall.

Location

The application site lies on the northern side of Broom Hill Crescent and encompasses a two storey detached property. The surrounding area is mainly residential and is characterised by similar properties in a similar formation. The site does not fall within the boundaries of any designated conservation area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application. It would appear at the time of writing the report no representations were received.

Although it is noted under an earlier application that was withdrawn neighbour comments were received.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
H9 Side Space

Supplementary Planning Guidance 1 General Design Guidance
Supplementary Planning Guidance 2 Residential Design Principles

The above policies are considered consistent with the objectives and principles of the NPPF.

Planning History

13/01440/FULL6 - Single storey front side and rear extension with storage area in roof space and rear dormer extension elevational alterations and decking to rear, application withdrawn.

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 front extension of the property would be replacing part of a single storey front extension that already exists at the property. Most of the properties along the street appear to have similar developments and would therefore be in keeping with the character of the surrounding area. The front addition would also not pose any detrimental effects to neighbouring amenity.

The side and rear aspect of the development would see the removal of an existing garage. It would be set an acceptable distance away from the boundary to comply with Policy H9. The rear aspect would have a flat roof and the side would have a pitched roof that reaches a height of 4.8 metres. However due to the roof being pitched and set away from the boundary it is considered that the extension would have little detrimental effects on the neighbouring property.

Revised plans have been received that reduce the rearward projection to 4.90 metres.

The decked area would be 0.23m off the ground and therefore acceptable for such a development. It would also not cover too much of the garden area.

Having had regard to the above it is considered that the development in the manner proposed is appropriate for the character of the property and the surrounding area and would not be detrimental to neighbouring amenity, thus compliant with the objectives of Policies BE1, H8 and H9 of the Unitary Development Plan.

as amended by documents received on 04.09.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

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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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