

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

Application No : 13/01931/FULL6

Ward:
West Wickham

Address : 116 Hayes Chase West Wickham BR4
0JB

OS Grid Ref: E: 538904 N: 167238

Applicant : Mr R McCartney

Objections : YES

Description of Development:

Two storey side/rear and single storey side extensions, front porch and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
London City Airport Safeguarding
Open Space Deficiency

Proposal

Hayes Chase is an attractive residential road made up of a mix of detached and semi-detached dwellings. The application property is a detached house set within a wider than average plot with generous side spaces maintained to either side. 3.85m (min) to the southern boundary with No.118 and 2.95m to the northern boundary with No.114. The rear garden at over 40m in depth is also ample in size.

It is proposed to extend the existing dwelling as follows:

- Attached single garage to the southern boundary with No.118 extending to within min distance of 1m to the boundary
- Open front porch projecting approx.1.2 forward of the main front wall
- Two storey side / rear extension comprising;
- Side element would maintain the same ridge level as the main roof and projecting approx. 4.95m in width to within 1.5m-1.7m of the flank boundary with No.114. One first floor flank window proposed which would serve a shower room
- Rear element would project 4m in depth

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received both in support and raising objections which can be summarised as follows:

- No.116 has a lot of land around it and I'm sure the extensions will blend in very well
- The proposed extension would project 4m beyond the back of our house and block a great deal of sunshine available to us (No.114)

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

Planning History

83/01236/FUL DETACHED GARAGE PER 29.06.1983

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 extensions are considerable in size and double the floor space of the original house. The single garage is proposed adjacent to the house where at present there is no development. The closest property at No. 118 does have a single storey side extension with 3 windows in the side elevation, none provide outlooks from habitable rooms. Notwithstanding this, it is considered that there is sufficient distance between the properties (approx.. 3.5m) not to warrant any undue concern for visual or residential amenity.

The two storey side / rear extension whilst significant in size is proposed on a site that is wider than average and has considerable spaciousness to both sides. The neighbouring property (No.114) which the two storey side extension would face has raised objections with regard to loss of sunlight. However, the orientation of this property which is due north and the fact that the rear gardens are west facing suggests that occupants of that property are

unlikely to experience any undue loss of sunlight. With regards to loss of daylight the distance between the 2 properties is unlikely to give rise to any undue loss of amenity . There is one obscure glazed first floor window in the side elevation and one small ground floor secondary window. Whilst the proposal will significantly alter the status quo it is considered that there is sufficient distance between the properties well above the minimum standards of Policy H9 to adequately protect visual and residential amenity.

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.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

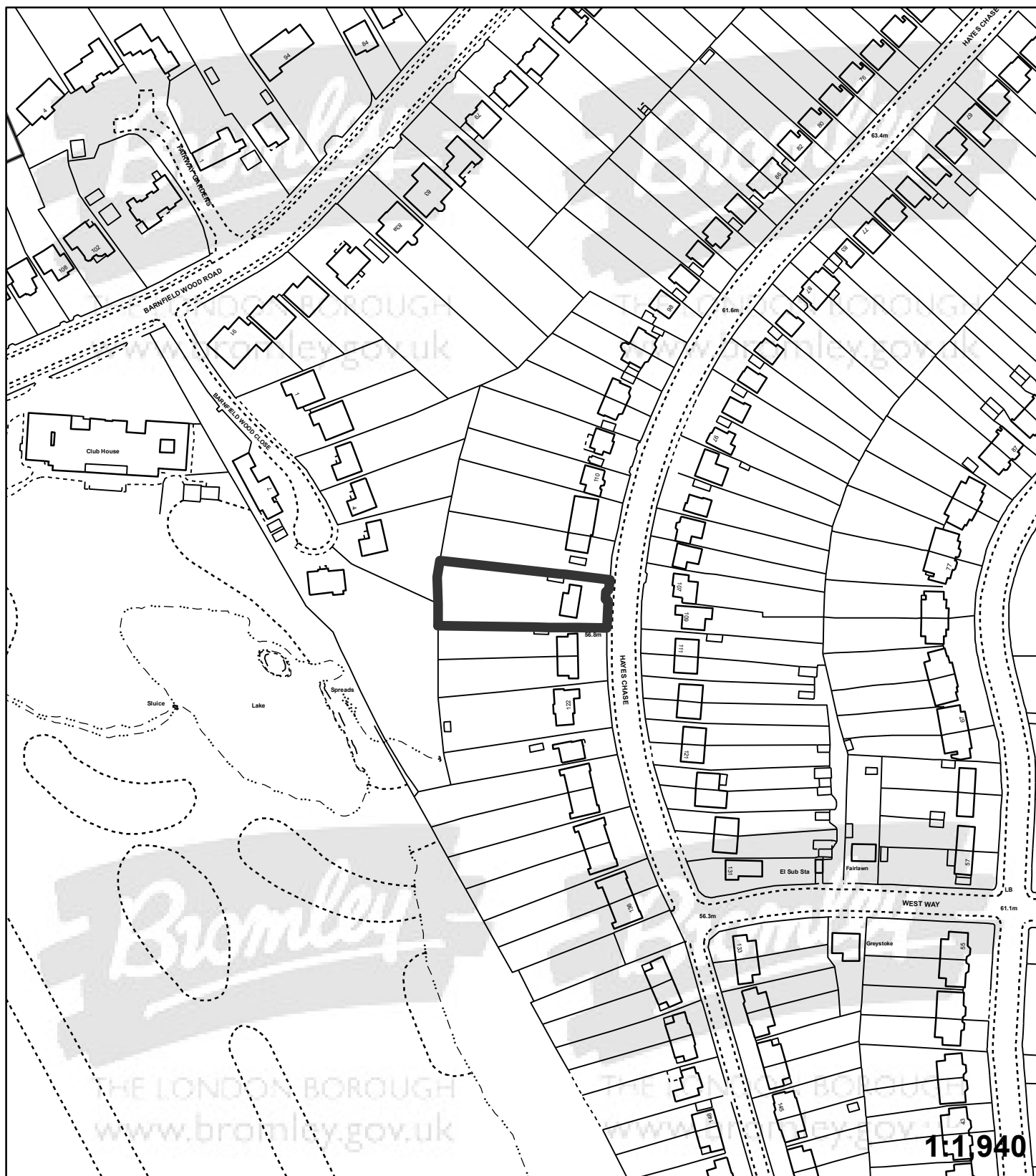
- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 3 ACI17 No additional windows (2 inserts) northern and southern
 extensions
ACI17R I17 reason (1 insert) BE1
- 4 ACI12 Obscure glazing (1 insert) in the northern flank elevation
ACI12R I12 reason (1 insert) BE1
- 5 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 Policy BE1 of the Unitary Development Plan.

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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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