

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

Application No : 13/02533/FULL6

Ward:
West Wickham

Address : 35 Croft Avenue West Wickham BR4
0QH

OS Grid Ref: E: 538521 N: 166041

Applicant : Peter Clutterbuck

Objections : YES

Description of Development:

First floor side and single storey rear extensions

Key designations:

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

Proposal

The proposal is for a first floor side extension above the existing garage and a single storey rear extension. The first floor side extension will have a side projection of 2.5m and will be 4.26m deep. New windows are proposed for the front and rear elevations. The single storey rear extension will be 2.5m deep and 3.5m wide, with a pitched roof with an eaves height of 2.53m and a maximum overall height of around 3.0m. A new window is proposed for the rear elevation of the ground floor extension.

Location

The host property is a semi-detached house on Croft Avenue, West Wickham which is a residential street. Many of the surrounding properties have benefitted from two storey side extensions in the past.

Comments from Local Residents

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

- concerns have been raised from an adjoining property (No.37) over the impact of the single storey rear extension on their outlook, stating that the extension is excessive in scale.

Comments from Consultees

No internal consultations were necessary in order to determine 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) and H9 (Side Space).

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

The Councils adopted SPG guidance is also a consideration.

Planning History

There is no planning history at the site.

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 single storey rear extension will have a relatively modest rear projection of 2.5m, and will be positioned at the boundary with No.37. Whilst the concerns raised by the occupants of No.37 are noted, as the neighbouring property at that boundary is set to the south of the host dwelling, and given the modest rear projection, the impact of the proposed single storey rear element of the proposal on the amenity of the neighbouring properties is considered acceptable.

The general principle of the first side extension is considered acceptable, and similar examples can be seen at the immediately surrounding properties. The proposal will maintain the existing separation from the side boundary of 0.8m, which mirrors the current separation at ground floor level. The proposed side space would follow the arrangement at No.33 Croft Avenue where a two storey side extension was permitted under ref: 98/00870/FUL; No.37 where a two storey extension was permitted under ref: 97/01030/FUL; and No.39 which was granted planning permission for a similar two storey side extension under ref: 88/03285/FUL.

The proposal is not considered to result in a detrimental impact on the streetscene or to result in a cramped appearance, in line with the guidance set out in Policy H9.

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 siting, size and design of the proposed first floor side extension and single storey rear extension is acceptable in that it would not result in a detrimental impact on neighbouring amenity or in a harmful impact on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02533, 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 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.

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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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