

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

Application No : 13/02258/FULL6

Ward:
West Wickham

Address : 49 Hayes Chase West Wickham BR4
0HX

OS Grid Ref: E: 539115 N: 167485

Applicant : Mr Malcolm Lambert

Objections : NO

Description of Development:

Part one/two storey front/side and rear extension

Key designations:

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

Proposal

The proposal seeks to extend the property along the northeast flank elevation with a part single/part two storey side extension. The single storey side extension will abut the boundary adjoining no. 47 and the two storey side element will be inset 1.05 metres from the side boundary. The total depth of the side extension is 9.9 metres at a maximum height of 7.1 metres to the ridge of the pitched roof.

The proposal also seeks a single storey rear extension that will have a total width of 7.9 metres, a depth of 3.9 metres and a ridge height of 3.9 metres.

The extensions will be constructed from brick and painted, rendered brickwork.

Location

The application property is a two storey detached dwelling house located on the south eastern side of Hayes Close. The application site is neither listed, within a conservation area nor an area of special residential character.

The surrounding area is character by similar a style and vintage with many properties having been extended in a similar manner to that proposed under this application.

Comments from Local Residents

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

West Wickham Residents' Association: Suggests that a 1 metre gap should be provided on the boundary.

Comments from Consultees

No internal or external consultation required.

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
H9 Side Space

The following Council adopted SPG guidance is also a consideration:

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

June 2013: Planning application (Ref: 13/01581/FULL6) refused for part one/two storey front/side and rear extension. The reason for refusal being:

The proposed two storey side extension would be visually unrelated to the existing building by reason of its flat roof design. The development would therefore be detrimental to the appearance of the dwelling and the street scene in general, contrary to Policies H8 and BE1 of the Unitary Development Plan.

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.

DESIGN AND VISUAL AMENITY

The application property is a detached two storey hipped roof dwelling of traditional character and design, located on the southeast side of Hayes Chase. The property is faced in rough cast render and has leaded light windows with a bay window at ground floor level. The surrounding area is predominantly residential in character and comprises two storey detached hipped roof dwellings of identical character, many of which have extended to the side (no's 51, 53 and 57).

The proposed single storey front/side extension is subordinate to the host dwelling and will have a dummy pitch roof, in order to integrate visually with the host dwelling. The extension will project 1.1 metres from the front elevation, to be in line with a ground floor bay window, at a width of 2.8 metres and total ridge height of 3.75 metres. The design and scale of the single storey element is in keeping with the host dwelling and that of the surrounding streetscene.

The two storey side extension will be set back from the front building line as viewed from the streetscene and inset 1.05 metres from the side boundary. Whilst it is noted that there is a very small overlap of the ground and first floor extensions, approximately 0.3 metres, this is not considered to warrant the ground floor element being set in a minimum of 1 metre from the boundary. This is also particularly valid given that the previous application proposed exactly the same overlap arrangement and was considered acceptable. Subsequent to refusal of the previous application, the flat roof has been removed and replaced with a traditional hipped roof and now integrates visually with the host property and the surrounding area, which is characterised by hipped roof dwellings.

The proposed single storey rear extension will project to a total depth of 3.9 metres (as measured off plan although annotated as being 4 metres) under a mono pitch roof at an eaves height of 2.65 metres (as measured off plan although annotated as being 2.75 metres). Although the rear extension is large, it is considered to be an acceptable, scale, form and design in relation to the host dwelling that will have no adverse visual impact on the streetscene.

RESIDENTIAL AMENITY

The application property has a large rear garden of approximately 45 metres in length and is adjoined on either side by residential properties of similar character and design.

The neighbouring property to the southwest (no. 51) has extended to the rear and side with a part one/two storey side and rear extension that projects beyond the rear elevation of the application property. The proposed rear ground floor extension would be inset 0.955 metres from the flank wall of the neighbour however, the siting and scale of the extension is likely to restrict the daylight to 1 ground floor window in the flank elevation of no. 51. In mitigation, this window is in the north elevation and obscure glazed therefore, refusal based on loss of daylight and outlook is unwarranted.

The proximity of the side extension is likely to restrict the daylight and outlook to 2 ground floor flank windows at no. 47 to the northeast but refusal is unwarranted as these are small, secondary windows.

Side facing windows are to be obscure glazed and fixed shut to a height of 1.7 metres to protect the privacy of the adjoining neighbours.

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.

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

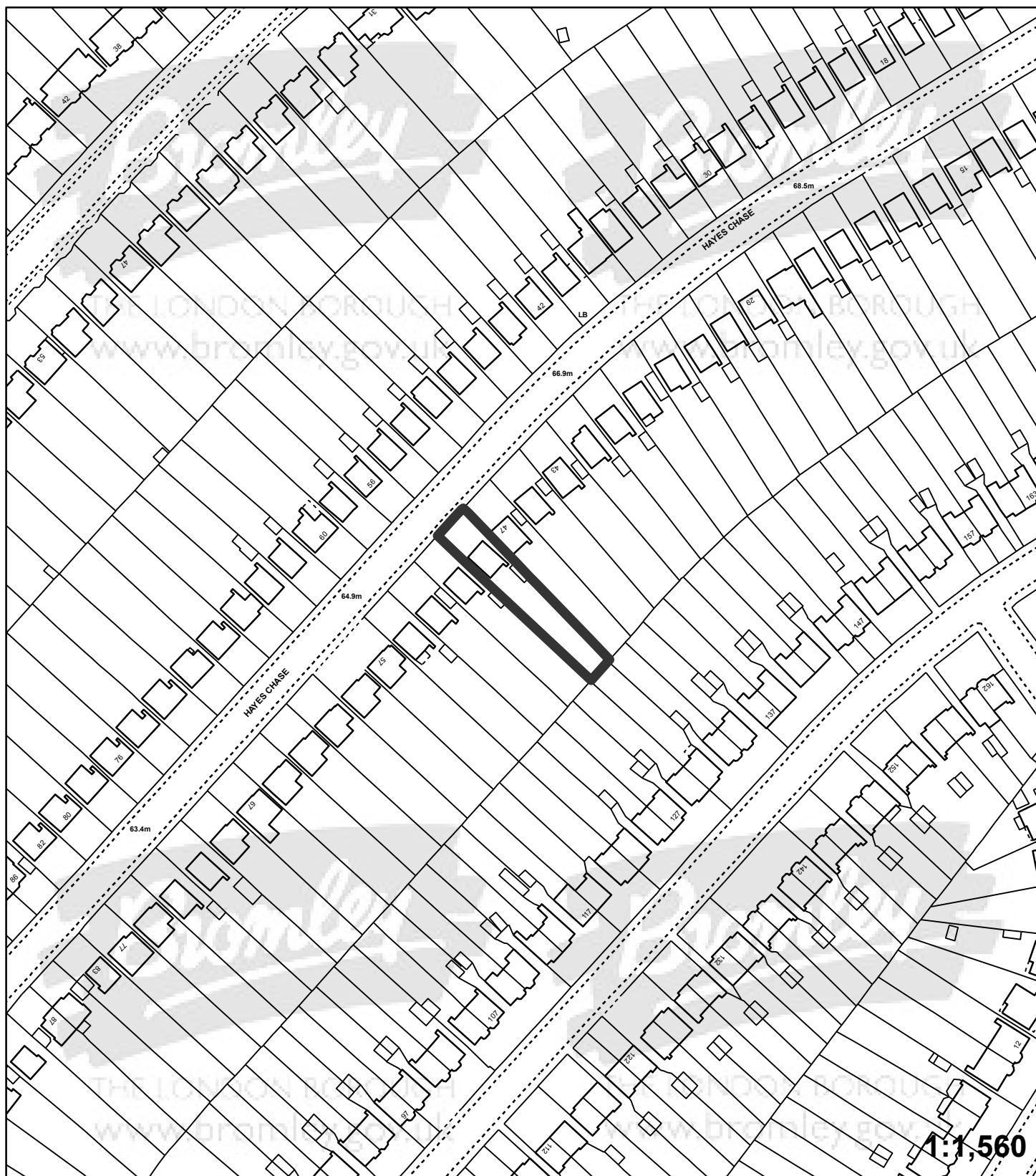
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area

- 4 ACI17 No additional windows (2 inserts) flank extension
 ACI17R I17 reason (1 insert) BE1

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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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