

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

Application No : 13/02564/FULL6

Ward:
West Wickham

Address : 6 Braemar Gardens West Wickham BR4
OJW

OS Grid Ref: E: 538067 N: 166085

Applicant : Miss Loydall

Objections : NO

Description of Development:

Roof alterations to incorporate rear dormer extension, first floor side extension and conversion of existing garage to habitable room with elevational alterations

Key designations:

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

Proposal

The proposal is for roof alterations to incorporate a rear dormer extension, first floor side extension and conversion of existing garage to habitable room with elevational alterations. The elevational alterations include the addition of two windows in the existing ground floor flank elevation, replacement of existing garage door with a window, and rooflights in the front roof slope.

Location

This proposal is to a semi-detached property located on the eastern side of Braemar Gardens, West Wickham. Braemar Gardens is mainly residential and is characterised by semi-detached properties.

Comments from Local Residents

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

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

No objections have been received from Highways. There are spaces available within the site's curtilage which would be utilised for parking.

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 Principles
Supplementary Planning Guidance 2 Residential Design Guidance

The London Plan and National Planning Policy Framework are also key considerations in determination of this application.

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

Planning History

There is no recent 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 proposed first floor side extension will allow 900mm to the southern boundary with No. 4 Braemar Gardens and therefore does not allow for the full 1m side space normally expected in respect of Policy H9 regarding side space. However, it can be seen that similar extensions have been allowed by the Council along the road including No.8 (the adjoining semi) and No.10 Braemar Gardens. Having looked at the planning records in relation to these two properties in particular, it can be seen that planning permission was granted under ref. 85/1599 for No. 8 Braemar Gardens for a 'Two storey side extension.' The approved drawings and officers report state a side space of 2 feet 10inches which is approximately 864mm. Planning history for No.10 Braemar Gardens indicate permission was granted under ref. 85/0672 for a 'First floor side extension and single storey rear extension'. The approved drawings and officers report state a side space of 2 feet 6inches which is approximately 762mm. It is also noted that the design of the proposed side extension at No. 6 is set back 1m from the front building line and results in a development which is subservient to the host dwelling and hips the roof line away from the boundary. Two windows are shown in the first floor flank elevation and these should be obscure glazed in order to protect the privacy and amenities of No. 4 Braemar Gardens. Members may consider given the subservient design and 900mm side-space proposed that, on balance, the scheme

may not cause such harm to the character of the area as to warrant a planning refusal.

To the rear of the property is the church, church hall and parking area. The proposed rear dormer extension is considered acceptable in terms of size and design and is not considered to cause any detrimental impact to the adjoining neighbours by way of overlooking or loss of outlook.

The proposed elevational alterations to the front include changing the garage door to a window and would not result in an unacceptable material change to the appearance of the property, whilst the loss of a parking space by way of the conversion of the garage is not considered to result in a harmful impact upon on-street parking levels.

Two high level windows are proposed in the existing ground floor flank elevation. These are not considered to impact on the amenity of the neighbouring property. Two rooflights are proposed in the front roof slope. One will be in the existing roof and the other within the proposed extension. These are not considered to cause a detrimental impact to the streetscene or character of the area.

Having had regard to the above, Members are asked to consider 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.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02564, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACI12
ACI12R | Obscure glazing (1 insert) in the flank elevation
I12 reason (1 insert) BE1 |
| 4 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |
| 5 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

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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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