

SECTION '2' – Applications meriting special consideration

Application No : 13/04185/FULL6

Ward:
Shortlands

Address : 7 Wickham Way Beckenham BR3 3AA

OS Grid Ref: E: 538090 N: 168522

Applicant : Mr G Henderson

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

Conservation Area: Park Langley

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Local Distributor Roads

London Distributor Roads

Proposal

The proposal is for a single storey rear extension which will adjoin the existing kitchen extension at the rear. The extension will project 10.9m to the rear along the boundary with No. 1 Hayes Way with a width of 6.018m. The extension will have a glazed pitched roof with a maximum height of 3.85m and an eaves height of 2.8m. It will be 18.1m from the boundary with No. 5 Wickham Way and will abut the side boundary with No. 1 Hayes Way with the main roof being set approximately 0.5m away from the boundary to enable a gutter.

Location

The application site is a large detached two storey property on the northern side of Wickham Way close to the junction with Hayes Way. The property sits within a large plot and lies within the Park Langley Conservation Area.

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

This application has not been viewed by APCA.

From a heritage perspective it is considered that there would not be a negative impact on the character of the conservation area.

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
BE11 Conservation Areas

Supplementary Planning Guidance 1 General Design Guidance
Supplementary Planning Guidance 2 Residential Design Principles
Supplementary Planning Guidance Park Langley Conservation Area

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

Various planning applications have been permitted at the property including the following relevant applications:

- 73/03359 - Single storey rear extension (living room and kitchen) (outline)
- 77/01326 - Replacement of boundary fence with brick wall 7'6"
- 78/00098 - Two storey side extension to dining room with bathroom/sauna over; detached garage/garden store
- 78/02639 - Two storey side extension and detached garage with formation of access onto classified road

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Park Langley Conservation 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 proposed extension is to the rear of the property and will not be visible from the streetscene. The design of the proposed extension is considered to be in keeping with the host dwelling and given the size of the rear garden is not considered to cause any harm to the amenities of the host dwelling. As such Member's may consider that the proposal would not have an adverse impact on the character of the Park Langley Conservation Area or host dwelling.

The main consideration with regards to the proposal is the impact on the residential amenities of the neighbouring properties in particular No. 1 Hayes Way. The extension will project 10.9m along the side boundary with No. 1 Hayes Way. It will be 18.1m from the boundary with No. 5 Wickham Way and as such is not considered to cause any impact on the amenities of the residents of this adjoining site. The extension will abut the side boundary with No. 1 Hayes Way with the main roof being set approximately 0.5m away from the boundary to enable a gutter. The extension will have a glazed pitched roof with a maximum height of 3.85m and an eaves height of 2.8m. The existing side boundary wall has a height of 2.3m and as such the proposed extension will extend 0.5m to the height of the eaves above the existing boundary wall. Whilst the proposed extension is substantial in depth, Members may consider that given the layout and orientation of the application site and adjoining site at No. 1 Hayes Way, the extension would not significantly harm the amenities of the adjoining property in terms of loss of light, outlook or privacy.

Having had regard to the above Members may 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 the file ref(s) set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 3 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

Application:13/04185/FULL6

Address: 7 Wickham Way Beckenham BR3 3AA

Proposal: Single storey rear extension



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.