

SECTION '2' – Applications meriting special consideration

Application No : 14/00684/FULL6

Ward:
Hayes And Coney Hall

Address : 1 Hartfield Road West Wickham BR4
9DA

OS Grid Ref: E: 540203 N: 164956

Applicant : Mr Miller

Objections : YES

Description of Development:

Part one/two storey side/rear extension to include steps to rear

Key designations:

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

Proposal

Planning permission is sought for a part one/two storey side/rear extension to include steps to rear.

The single storey element will wrap around the rear of the property and is proposed to be 4.0m wide to the front and a total of 11m wide at the rear. This would have a rear projection towards the boundary with No.3 Hartfield Road of 3.5m and would provide additional living accommodation and a larger kitchen. At first floor, the extension will have a side projection of 2.5m and will not project beyond the rear elevation. Two first floor side windows are proposed in the southern elevation (towards the junction of Harvest Bank Road), with one bathroom window proposed in the rear elevation of the first floor extension.

Members will note the revised drawings received on 3rd April 2014 indicating a reduction in the height of the single storey rear extension of 200mm, and a lowering of the eaves height towards No.3 Hartfield Road.

Location

The application site comprises a chalet style house which occupies a prominent corner plot adjacent to the junction Hartfield Road and Harvest Bank Road. The area is residential in nature, with examples of one/two storey extensions evident in the area.

Comments from Local Residents

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

- the occupants of No.1 Harvest Bank Road raise concerns over the extension being outside the Harvest Bank Road building line and the two proposed first floor side windows leading to increased overlooking
- the Wickham Common Residents Association (WCRA) raise concerns over the quality of the submitted drawings, insufficient parking to accommodate new cars, the side extension breaching the building line of Harvest Bank Road, and the restriction of sunlight to the rear of No.3 Hartfield Road

Comments from Consultees

None requested.

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 Council's adopted Supplementary Planning Guidance is also a consideration.

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.

Planning History

The site has a detailed planning history relating to previous unsuccessful planning applications:

12/02186/FULL6 - first floor side and part one/two storey rear extensions to include steps to rear and roof alterations to provide accommodation in the roof space - refused. The reason for this refusal was:

"The proposed extension by reason of its size, height, bulk and incongruous design in a prominent location is detrimental to the character and appearance of the area and street scene in general and would unbalance the symmetry of this pair of semi-detached properties thereby contrary to Policies H8 and BE1 of the Unitary Development Plan".

A revised application was submitted under ref. 12/03099 for a part one/two storey side/rear extension to include steps to the rear, which was also refused by the Council for the following reason:

"The proposed extension would extend beyond the established front building line of properties in Harvest Bank Road and together with its size,

width and bulk sited on this prominent exposed corner plot would unbalance the symmetry of this pair of semi-detached properties and would be detrimental to the character and appearance of the area and street scene in general thereby contrary to Policies H8 and BE1 of the Unitary Development Plan".

In February 2013 a further application was submitted under ref. 13/00653 for part one/two storey side/rear extension to include steps to rear. This was refused by the Council for the following reasons:

"The proposed extension by reason of its design, size, bulk and rearward projection in view of its siting on this prominent exposed corner plot would lead to an incongruous form of development detrimental to the character and appearance of the area and harmful to the visual amenities of the street scene in general, thereby contrary to Policies BE1 and H8 in the Unitary Development Plan.

The proposed rear extension by reason of its proximity to the boundary with the adjoining property at No.3 and excessive depth of rearward projection would be harmful to the amenities that the occupiers of that property may reasonably be able to continue to enjoy with regard to visual impact, overdominance and overshadowing thereby contrary to Policies BE1, H8 and H9 of the Unitary Development Plan".

In September 2013, a further application (under ref. 13/02437) for a part one/two storey side/rear extension to include steps to rear was again refused by Members for the same reasons as above.

The previous applicants submitted an appeal against the Councils decision. The Inspector shared the Councils view that the proposal would result in a harmful impact on the amenities of the occupants of No.3 Hartfield Road and the appeal was subsequently dismissed.

The Inspectors comments in his report (ref. APP/G5180/D/13/2209933) are a material consideration in the determination of this revised proposal. Members may wish to note that the current application has been submitted on behalf of a new owner of the property.

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 host site represents a relatively modest property on a wide plot, and has not been extended from its original form. As can be seen from the planning history, the site has been the subject of four unsuccessful planning applications - and an unsuccessful appeal - and this further revised scheme attempts to overcome the concerns of the Council.

This revised application is identical to the most recently refused proposal at the site under application ref. 13/02437 (which was also dismissed at appeal) but removes the two storey rear element as proposed previously.

The Inspector concludes in his report that this two storey rear element would have resulted in a harmful impact on the amenity of No.3, to the north of the site. This current application removes this element.

However, in para. 6 the Inspector notes that "...the single storey rear element would be sufficiently low in relation to the patio and windows of No. 3 that it would not cause unacceptable harm to the living conditions of its occupiers in regards to daylight, sunlight and overshadowing, nor would its modest rear projection appear over-dominant." The current application proposes the same rear projection (3.5m) and, following revised plans being received on 3rd April 2014, lowers the roof height by 200mm and the height of the eaves towards the boundary with No.3. The Inspector went further and stated that "...the proposed single storey side and rear extensions are subordinate to the host property and spaced a sufficient distance from the boundary that these elements of the scheme would not appear incongruous...".

On this basis, the single storey extension as proposed is considered acceptable.

The Inspector also considered the first floor side extension proposed previously - and which is largely replicated in the current proposal whilst removing the projection past the rear building line - and noted that such extensions are a common feature of similar houses in the area. It was noted that a similar extension exists at No.3 that does not project past the rear building line. Given, these comments and the removal of the first floor rear projection previously proposed, the first floor side extension is also considered acceptable.

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, and in particular the comments of the Inspector in his report ref. APP/G5180/D/13/2209933, Members may consider that the proposed extension would not constitute an over dominant addition to the host dwelling, or result in an unacceptable impact on streetscene or neighbouring amenity.

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.

as amended by documents received on 03.04.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

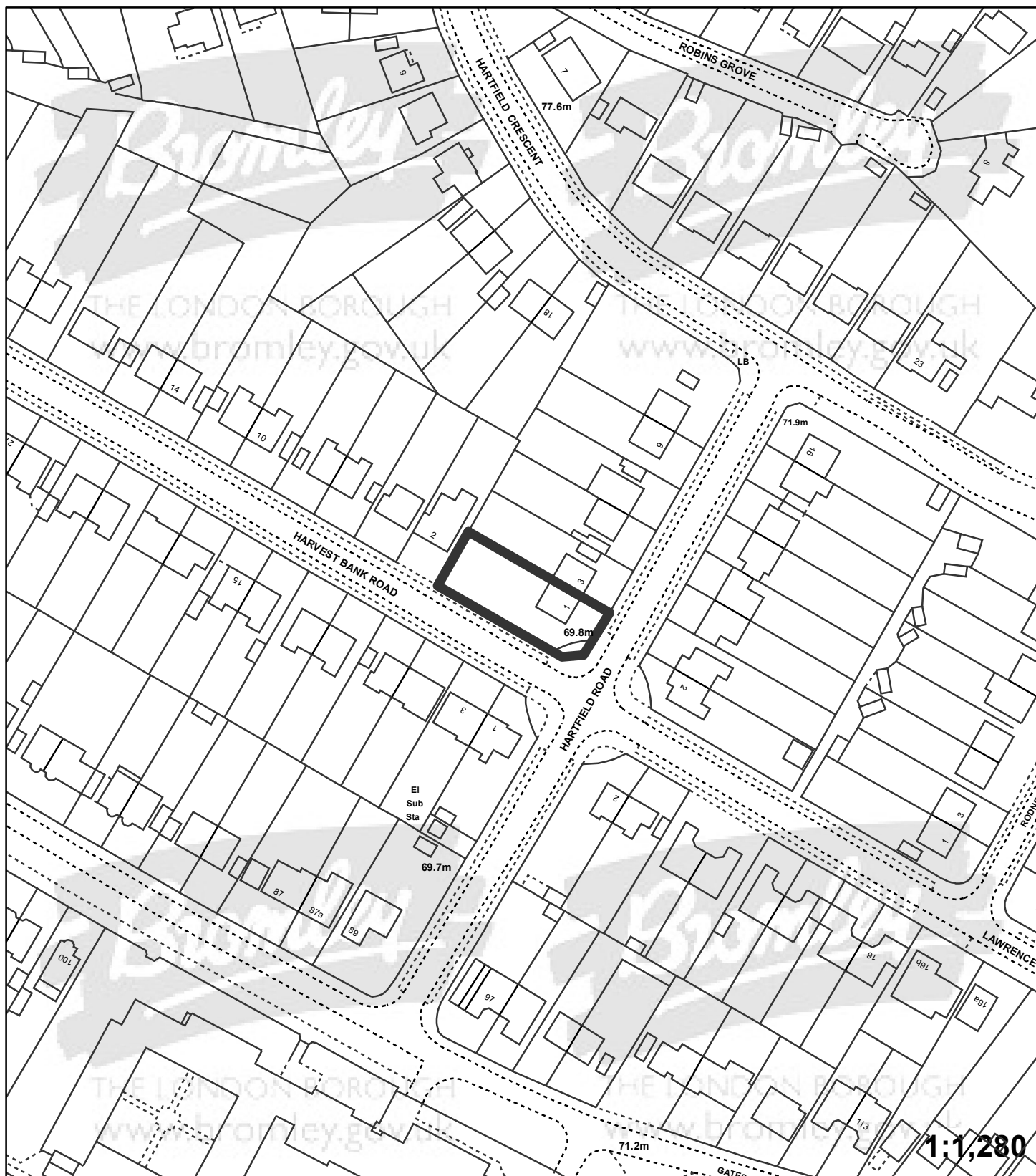
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI12 Obscure glazing (1 insert) in the first floor flank elevation
 ACI12R I12 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

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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