

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

Application No : 14/00855/FULL6

Ward:
West Wickham

Address : 8 Woodland Way West Wickham BR4
9LL

OS Grid Ref: E: 538313 N: 165738

Applicant : Mr And Mrs Browne

Objections : YES

Description of Development:

Single storey side/rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency

Proposal

The application seeks permission for a single storey/side rear extension. The current rear elevation is stepped with the property benefiting from a single storey attached garage to the side. Due to the existing nature of the rear elevation, the extension will project 3.5m from the rear of the existing property adjacent to the boundary with no. 6 and span the full width of the property wrapping round to the side to project 6.25m from the rear of the garage. The rear element of the extension will have a pitched roof with a maximum height of approximately 3.7m and an eaves height of 2.6m, when scaled from the submitted drawings. The roof of the side element of the extension will be pitched with a maximum height of 3.7m and an eaves height of 2.7m, when scaled from the submitted drawings.

Location

The application site is a two storey semi-detached property on the western side of Woodland Way, West Wickham. The neighbouring properties are residential and similar in size and design.

Comments from Local Residents

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

- loss of sunlight
- overshadowing
- overdevelopment
- cramped form of development
- out of character with area
- retrograde lowering of spatial standards
- loss of visual amenity
- poor design
- loss of outlook

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

Comments from Consultees

There were no external or internal consultations made on this application.

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

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 planning history at 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 proposed extension will project to the rear of the property 3.5m and wrap around the side to adjoin the rear of the existing attached garage. The extension is shown to run adjacent to the side boundary with no. 10 with no windows proposed in the flank elevation facing no. 10. It is noted that objections have been received from the occupiers of the neighbouring property at no. 10, with specific regards to loss of light and outlook from the side kitchen window. However, given the orientation of the properties and the existing separation between the property at

no. 10 and the side boundary with no. 8, Members may consider that the proposed extension at no. 8 would not cause any significant harm to the amenities of the neighbouring property at no. 10.

The adjoining semi at no. 6 lies to the north of the host dwelling and the extension will project 3.5m, adjacent to the side boundary with this adjoining property with no windows proposed in the flank elevation. The roof of the extension will be pitched with a maximum height of 3.7m reducing down to 2.6m at the eaves. Whilst it noted that there may be a degree of impact with regards to light and objections have been raised by the neighbouring property on this matter, Members may consider that the impact is not significant enough in this instance to warrant a refusal.

The roof of the proposed extension will be visible from the streetscene above the pitched roof of the existing garage. As the extension will be set back behind the garage and therefore the visible roof set away from the front building line, it is not considered to cause a detrimental impact to the character of the area, or streetscene in general.

Having had regard to the above Members may consider that on balance, 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. 14/00855, 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 |
| | ACK05R | 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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