

**ITEM 4.15 (MINUTE 31.15) - GREENWOOD, BICKLEY PARK ROAD, BICKLEY -
REPORTED COMMENTS FROM COMMITTEE MEMBER AND WARD
COUNCILLOR KATE LYMER**

This house is already too big. This is the 10th planning application on this site. The last application you will recall came to this Committee last September when the applicant wanted to enlarge the house to change the use from a dwelling house to a larger house of multiple occupation for African Missionaries.

This application comprises of two parts, the large extension to the house and the proposed building of an outbuilding.

Firstly the extension. Greenwood is situated in the Bickley Park area of special residential character. Our UDP states that applications in an ASRC should be in accord with residential density, spatial standards, height etc with the standards set in the area. Greenwood is already much larger, bulkier, higher and more dominant than the neighbouring properties on either side of it. It already looks out of kilter with the homes in it's vicinity. The single storey extension is proposed to run along the whole left hand side of the building and along the entire length of the back of the house. This extension equates to a massive 74% increase in ground floor space, on an already large house. This would be out of character with the spatial standards of the ASRC and an overdevelopment of the site.

During its planning history, 3 of the previous 12 applications were proposing to building another house in the back garden. In this application they instead propose to build an outbuilding at the rear. The stated use of this outbuilding is to be a playroom, or perhaps a gym, or they suggest it could be a store room. The fact that there is no specified use for this outbuilding points to the fact that there is no real need for this building.

Regardless of the fact that this is proposed to be built in a large garden, the proportions of this outbuilding are huge. Much larger than your average shed. This outbuilding is proposed to be 11m by 7m. This is the size of a barn, but without the farm to match it. This outbuilding is so big that it is larger than the existing rear reception room inside the house, which measures less than half the size at only 5.8m x 5.1m. Therefore this proposed building is backland development. In our UDP it states that backland development is not allowed in an Area of Special Residential Character.

In conclusion, the proposed development will be too big compared to adjoining properties thus ruining the character of the ASRC. Furthermore the front appearance will be larger than the adjacent houses. Plot width, garden depth and plot ratio will change dramatically and will not fit to the area, and the proposed development will certainly alter the external appearance in such a way that it will not fit in the ASRC. There is little doubt that if this extension is allowed a further application is likely to soon follow to build on top of it.

I propose that this application is refused on the following grounds:

- Detrimental impact on the character and spatial standards of Bickley Park Area of Special Residential Character due to its size and bulk
- It is out of character with the houses in the vicinity
- Both the extension and the outbuilding are an overdevelopment of the site as both are excessive in size
- And in my opinion the outbuilding is backland development

These are all contrary to policies H10, BE1 and H8.