

SECTION '2' – Applications meriting special consideration

Application No : 14/00532/FULL6

Ward:
West Wickham

Address : 34 Copse Avenue West Wickham BR4
9NR

OS Grid Ref: E: 537701 N: 165383

Applicant : Mr And Mrs Carroll

Objections : NO

Description of Development:

Part one/two storey front/side and single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
London City Airport Safeguarding
Open Space Deficiency

Proposal

Permission is sought for a part one, part two storey side extension and a single storey rear extension.

At ground floor level the side extension has a width of 2.5m with a projection of 0.99m forward of the principal elevation in the form of a hipped roof over the proposed garage. At first floor the side extension has a width of 2.5m to the front and 1.7m to the rear and does not project beyond the front or rear building lines. A side space of 1m is stated for the full length and height of the side element.

The rear extension has a depth of 3m for the full width of the existing dwelling and the proposed side extension.

The existing hipped roof is extended over the side extension with this design replicated to the front and rear extensions at ground floor level.

Location

The application site is located to the western edge of Copse Avenue just south of the junction with Oaklands Avenue to the eastern edge. The site features a two storey semi-detached dwelling with a single storey attached garage to the southern

flank wall. The rear garden is located within Flood Zone 2 with The Beck river set beyond the western boundary.

Comments from Local Residents

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

Comments from Consultees

No technical consultations were undertaken.

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
H9 Side Space
T3 Parking

Supplementary Planning Guidance 1: General Design Principles
Supplementary Planning Guidance 2: Residential Design Guidance

The National Planning Policy Framework

Planning History

A single storey side/rear extension with a depth of 3.5 metres was permitted under application ref. 06/00147 and has not been implemented.

Members will note that a similar application has been submitted by the owners of the adjoining semi at No.32, ref. 14/00544 which is also on this agenda for consideration.

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 principle of a single storey rear extension has been established at the property under the permission granted for a 3.5m deep extension for the full width of the property and behind the existing side garage under application reference 06/00147. The proposed rear extension has a reduced depth and a similar width. The neighbouring property at No.36 has a single storey development to the southern boundary that would entirely mitigate any impact the proposed rear element would have upon the amenities of the residents of that property. The depth

proposed is not considered to result in any significant harm to the amenities of the residents at No.32 to the northern boundary.

The ground floor side element replaces the existing development located to this boundary and given the presence of this existing built form and the development located to the boundary at No.36, it is considered that this would have no further impact upon the residents of that property. A relatively small forward projection is proposed, however the design is considered sensitive to the host dwelling and the vernacular of the area.

The proposed garage is of similar proportions to that being replaced and although this falls just short of the standards normally expected, the front of the property can comfortably accommodate two vehicles and it is not considered that the garage warrants a refusal of the application on this basis.

Policy H9 requires a side space of 1m to the boundary for all developments of two or more storeys for the full height and length of the development. The proposal achieves this separation and the roof design and building lines are considered to be acceptable and would not harm the character of the host dwelling, the pair of semis or the host dwelling. Existing first floor flank windows are to be replaced with two obscure glazed windows - non-opening below 1.7m above floor level - serving a landing and en-suite. It is not considered, therefore, that any overlooking or harm to the amenities of the residents at No.36 would result from the proposal.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/00532 set out in the Planning History section above, 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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