

SECTION '2' – Applications meriting special consideration

**Application No :** 14/00544/FULL6

**Ward:**  
**West Wickham**

**Address :** 32 Copse Avenue West Wickham BR4  
9NR

**OS Grid Ref:** E: 537699 N: 165390

**Applicant :** Mr Marino

**Objections :** YES

**Description of Development:**

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

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 1.3m forward of the principal elevation. At first floor the side extension has a width of 2.5m to the front and 5.5m to the rear with a 3m projection beyond the existing rear wall. 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 to the southern boundary with a width of 3m.

The existing hipped roof is extended over the side and rear 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 northern 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 representations were received which can be summarised as:

- harmful impact on amenities due to noise, disturbance, overlooking, loss of privacy and overshadowing
- out of scale and over bearing compared to other semi-detached extensions in the vicinity
- unacceptably high density/overdevelopment
- loss of garden land in relation to woodland setting and open aspect
- harmful to character of neighbourhood
- negative impact on water table

## **Comments from Consultees**

Highways have raised no objection given the spaces available to the front for parking.

## **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**

There is no planning history for the property. However, Members will note that a similar application has been submitted by the owners of the adjoining semi at No.34, ref. 14/00532 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 neighbouring property at No. 34 does not benefit from a rear extension, although one of 3m is applied for. The depth of 3m being proposed is not considered to result in any significant harm to the amenities of the residents at No.34 to the south or No. 30 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 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 loss of the existing garage would reduce the parking available, however the front of the property can comfortably accommodate two vehicles and it is not considered that the loss of 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 bathroom 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.

The main impact from the development would result from the first floor rear element, which has a projection of 3m beyond the rear wall of the dwelling and is located above the side and rear elements. A distance of 3.5m is allowed for to the southern boundary with No.34 and this is considered sufficient given the orientation of the dwellings and the depth proposed. To the northern boundary the 1m side space would be maintained and it is noted that the rear building line of No.30 is further west than that of No.32 with the rear wall of the first floor element proposed to being in-line with that of No.30. given this relationship it is not considered that the introduction of the first floor rear element would result in overshadowing to No.30 or a loss of daylight to a harmful degree.

A single first floor rear window is currently located to this part of No.32 and this would be replaced by one larger window. The level of overlooking is considered normal for dwellings in such residential settings and would not be beyond that already experienced from the existing windows. Concerns have been raised regarding noise and disturbance, however it is not considered that this would be so over and above the normal occupation of a residential dwelling or the existing garden area as to warrant refusal or cause unacceptable harm to the amenities of the residents at No.30.

The overall development is not considered to result in an over-development of the site or an unacceptable loss of garden land and is considered to maintain the integrity of the existing dwelling without harming the character of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/00544, 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                               |
| 4 | ACH03  | Satisfactory parking - full application  |
|   | ACH03R | Reason H03                               |

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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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