

SECTION '2' – Applications meriting special consideration

**Application No :** 14/00931/FULL6

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

**Address :** 60 Pine Avenue West Wickham BR4  
OLW

**OS Grid Ref:** E: 537712 N: 166380

**Applicant :** Mr & Mrs M Savage-Roberts

**Objections : NO**

**Description of Development:**

Increase in roof height to incorporate 3 rear dormers, part one/two storey front/side/rear extension

Key designations:

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

**Proposal**

It is proposed to increase the roof height to incorporate 3 rear dormers and erect a part one/two storey front, side and rear extension. The roof will increase in height by approx. 0.9m. Part of the two storey side/rear will be set back from the front of the house in response to the tapered shape of the site.

**Location**

The application site is occupied by a two storey detached house. The site has a relatively narrow frontage and tapers out to the rear. There is a footpath to the east of the site. The surrounding area is primarily characterised by two storey detached and semi-detached housing. a mixture of inter-war semi-detached housing.

**Comments from Local Residents**

Nearby residents were notified of the application and no representations were received.

**Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies of the Unitary Development Plan:

- H8 Residential Extensions
- H9 Side Space
- BE1 Design of New Development

## **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. Furthermore, the proposal should be considered in view of the requirements of Policy H9 of the UDP which requires 1m side space to the boundary where two storey development is proposed.

The proposal will result in an increase in the bulk of the dwelling including an increase in the height and bulk of the roof. Part of the two storey side/rear extension will be set back which will detract from the bulk of the building. Pine Avenue is primarily characterised by larger buildings comprising pairs of semi-detached houses therefore the increased bulk will not result in harm to the street scene.

A single storey rear extension will replace a conservatory adjacent to the boundary with No. 62 Pine Avenue. The rearward projection of the extension will be no greater than that of the conservatory and the impact on the amenities of the occupants of No. 62 will be comparable to the existing situation.

The nearest first floor rear window to No. 58 Pine Avenue has been bricked up. In view of the orientation of No. 58 and the separation between the two properties it is considered that there will be no undue harm to the amenities of the occupants of No. 58.

Policy H9 is intended to prevent a cramped appearance and unrelated terracing from occurring. The boundary adjoining the two storey side extension is shared by a public footpath and this provides a separation to No. 58 Pine Avenue. The footpath therefore ensures that the house will not have a cramped appearance and that unrelated terracing will not occur. Accordingly, in this case it is considered that this relationship is acceptable to still comply with Policy H9 of the Unitary Development Plan.

Background papers referred to during the production of this report comprise all correspondence and other documents on file ref. 14/00931, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

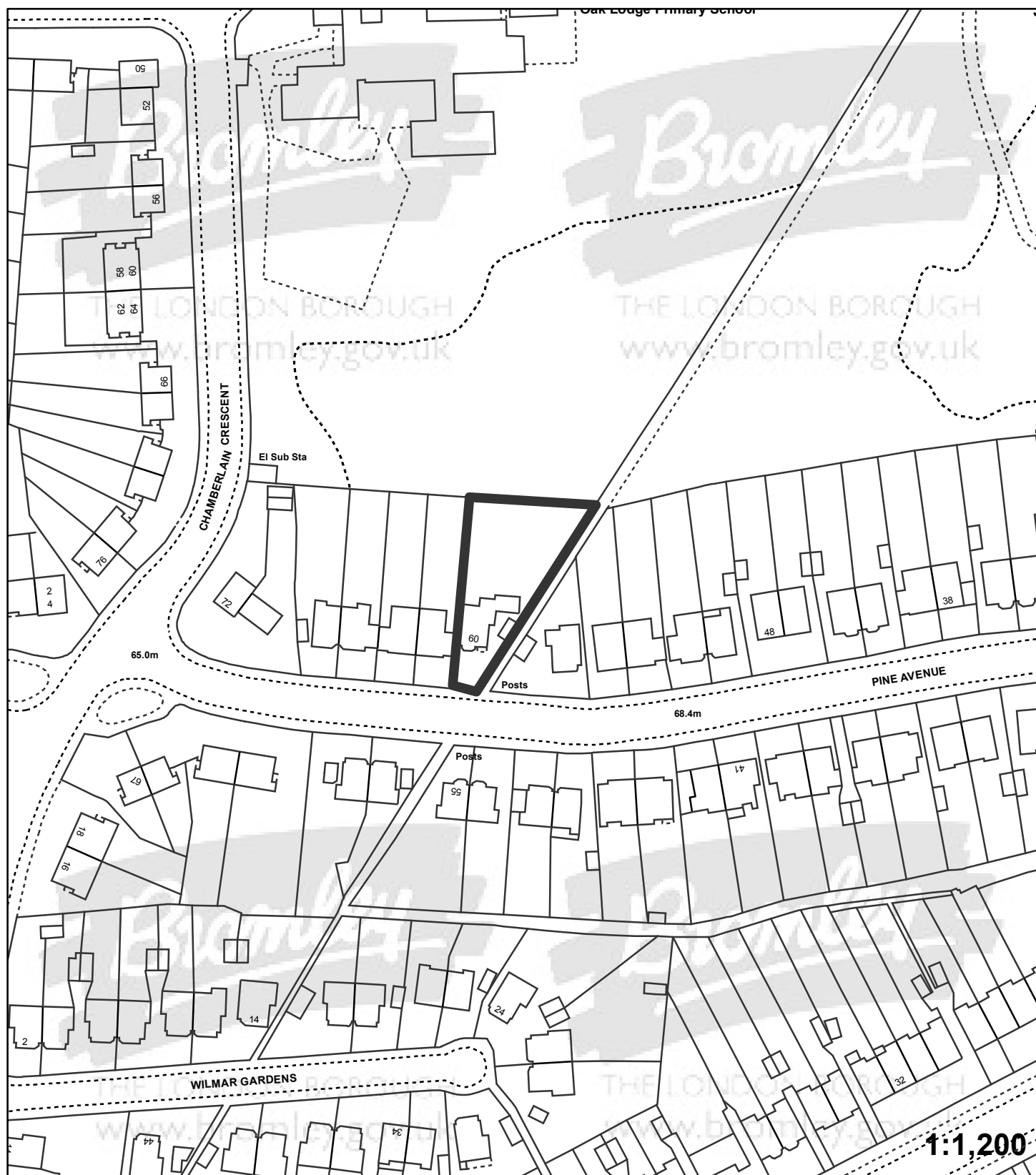
- 1 ACA01 Commencement of development within 3 yrs  
ACA01R A01 Reason 3 years

- 2 ACC04 Matching materials  
ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan  
ACC01R Reason C01

**Application:**14/00931/FULL6

**Address:** 60 Pine Avenue West Wickham BR4 0LW

**Proposal:** Increase in roof height to incorporate 3 rear dormers, part one/two storey front/side/rear extension



"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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