

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

This application was deferred by members of Plans Sub-Committee 4 on 15th May 2014 to be considered by the Development Control Committee in order for the Committee to assess the implication of planning policy, particularly in regard to side space, on development. The full text of Policy H9 is provided in the next paragraph, and the previous report is repeated below.

“SIDE SPACE

POLICY H9

When considering applications for new residential development, including extensions, the Council will normally require the following:

- (i) for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building; or***
- (ii) where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties.***

4.26 The Council considers that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas. Proposals for the replacement of existing buildings will be considered on their merits.”

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.

Consultations

Comments from Local Residents

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

- o Harmful impact on amenities due to noise, disturbance, overlooking, loss of privacy and overshadowing
- o Out of scale and over bearing compared to other semi-detached extensions in the vicinity
- o Unacceptably high density/overdevelopment
- o Loss of garden land in relation to woodland setting and open aspect
- o Harmful to character of neighbourhood
- o 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 2012

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, reference 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(s) DC/14/00544/FULL6 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

Reason:Section 91, Town and Country Planning Act 1990.

- 2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.**

Reason:In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

Reason:In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

- 4** Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason:In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.