

SECTION '2' – Applications meriting special consideration

**Application No :** 14/01782/FULL6

**Ward:**  
**Hayes And Coney Hall**

**Address :** 1 Hartfield Road West Wickham BR4  
9DA

**OS Grid Ref:** E: 540203 N: 164956

**Applicant :** Mr Miller

**Objections :** YES

**Description of Development:**

Part one/two storey side/rear extension to include steps to rear

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Proposal**

Planning permission is sought for a part one/two storey side/rear extension to include steps to rear.

Under planning ref. 14/00684, planning consent was granted for a single storey element that wraps around the rear of the property, proposed to be 4.0m wide to the front and a total of 11m wide at the rear. This would have a rear projection towards the boundary with No.3 Hartfield Road of 3.5m and would provide additional living accommodation and a larger kitchen. At first floor, the extension will have a side projection of 2.5m and did not project beyond the rear elevation.

The current application seeks to add a further c.2.5m of additional side projection at first floor level to create an enlarged third bedroom and additional fourth bedroom.

Two first floor side windows are proposed in the southern elevation (towards the junction of Harvest Bank Road), with one bedroom window proposed in the rear elevation of the first floor extension.

**Location**

The application site comprises a chalet style house which occupies a prominent corner plot adjacent to the junction Hartfield Road and Harvest Bank Road. The

area is residential in nature, with examples of one/two storey extensions evident in the area.

### **Comments from Local Residents**

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

- the occupants of No.1 Harvest Bank Road raise concerns over the two proposed first floor side windows leading to increased overlooking
- over-intensive use of the property
- the property would be out of keeping with the area
- pressure on parking
- The Wickham Common Residents Association (WCRA) raise concerns over the quality of the submitted drawings, insufficient parking to accommodate new cars, the side extension breaching the building line of Harvest Bank Road, and the restriction of sunlight to the rear of No.3 Hartfield Road

### **Comments from Consultees**

No comments received.

### **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

The Council's adopted Supplementary Planning Guidance is also a consideration.

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

### **Planning History**

The site has a detailed planning history relating to previous unsuccessful planning applications:

12/02186/FULL6 - first floor side and part one/two storey rear extensions to include steps to rear and roof alterations to provide accommodation in the roof space - refused. The reason for this refusal was:

"The proposed extension by reason of its size, height, bulk and incongruous design in a prominent location is detrimental to the character and appearance of the area and street scene in general and would unbalance

the symmetry of this pair of semi- detached properties thereby contrary to Policies H8 and BE1 of the Unitary Development Plan".

A revised application was submitted under ref. 12/03099 for a part one/two storey side/rear extension to include steps to the rear, which was also refused by the Council for the following reason:

"The proposed extension would extend beyond the established front building line of properties in Harvest Bank Road and together with its size, width and bulk sited on this prominent exposed corner plot would unbalance the symmetry of this pair of semi-detached properties and would be detrimental to the character and appearance of the area and street scene in general thereby contrary to Policies H8 and BE1 of the Unitary Development Plan".

In February 2013 a further application was submitted under ref. 13/00653 for part one/two storey side/rear extension to include steps to rear. This was refused by the Council for the following reasons:

"The proposed extension by reason of its design, size, bulk and rearward projection in view of its siting on this prominent exposed corner plot would lead to an incongruous form of development detrimental to the character and appearance of the area and harmful to the visual amenities of the street scene in general, thereby contrary to Policies BE1 and H8 in the Unitary Development Plan.

The proposed rear extension by reason of its proximity to the boundary with the adjoining property at No.3 and excessive depth of rearward projection would be harmful to the amenities that the occupiers of that property may reasonably be able to continue to enjoy with regard to visual impact, overdominance and overshadowing thereby contrary to Policies BE1, H8 and H9 of the Unitary Development Plan".

In September 2013, a further application (under ref.13/02437) for a part one/two storey side/rear extension to include steps to rear was again refused by Members for the same reasons as above.

The previous applicants submitted an appeal against the Councils decision. The Inspector shared the Councils view that the proposal would result in a harmful impact on the amenities of the occupants of No.3 Hartfield Road and the appeal was subsequently dismissed.

In May 2014, under ref. 14/00684 planning consent was granted for a part one/two storey side/rear extension to include steps to rear. The current application largely replicates this proposal, adding additional accommodation at first floor level as set out above.

## **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.

Members will be aware of the long planning history at the site, with a series of unsuccessful planning applications and a dismissed appeal, as set out in the planning history section above.

Planning permission was, however, granted for a one/two storey side and rear extension at the property under ref. 14/00684. This consent (granted by Members) followed the removal of a two storey element at the shared boundary with No.3 Hartfield Road. The current application seeks effectively to move the additional bulk proposed previously from the rear elevation to the side, in addition to the previously permitted first floor extension.

Members will note previous application at the site - notably application ref. 12/03099 - where a proposed first floor side extension of similar proportions was refused on the basis that the size, width and bulk would unbalance the symmetry of the host pair of semi-detached houses, and also extend beyond the established building line of the adjacent Harvest Bank Road.

Whereas the most recent, smaller first floor extension was deemed acceptable and similar to many other examples in the immediate area, the additional width at first floor level is considered excessive, especially given that it would be positioned above an already largely extended ground floor addition.

Having had regard to the above it was considered that the development in the manner proposed is not acceptable in that it would result in a loss of visual amenity and be harmful to the character and appearance of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

## **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposed first floor side extension would extend beyond the established front building line of properties in Harvest Bank Road, and together with its size, width and additional bulk sited on this prominent exposed corner plot would unbalance the symmetry of this pair of semi-detached properties, detrimental to the character and appearance of the area and streetscene in general thereby contrary to Policies H8 and BE1 of the Unitary Development Plan.

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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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