

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 14/01678/FULL6

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

**Address :** 10 The Mead West Wickham BR4 0BB

**OS Grid Ref:** E: 538736 N: 166137

**Applicant :** Mr Steve Henderson

**Objections :** NO

**Description of Development:**

Two storey side and single storey rear extensions

Key designations:

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

**Proposal**

This application seeks permission for a two storey side which will be set behind the existing ground floor utility room and first floor bedroom. It would project 2.7m to the side, to continue the side property line. This would maintain the separation to the western side boundary of 0.85m.

The single storey rear extension will project 3m to the rear and match the full width of the property (9.675m).

**Location**

The application site is a semi-detached property located on The Mead, close to the junction with Hawes Lane.

**Comments from Local Residents**

No comments have been received from local residents.

**Comments from Consultees**

No comments have been received from consultees.

**Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

### **Planning History**

There is no planning history on this site.

### **Conclusions**

The main issues in this case are the impact of the proposals on the character and spatial standards of the surrounding area and on the amenities of neighbouring residential properties.

The two storey side extension would be set behind the existing ground floor utility room and first floor bedroom. It would project 2.7m to the side to continue the side property line, with a depth of 3.2m at ground floor level and 5.7m at first floor level, to match the original rear property line. This would maintain the existing 0.85m separation to the side boundary but would not provide the minimum of 1m side space to be retained to the side boundary for the full height and length of the building in respect of two storey developments that is normally required to comply with Policy H9. However it is noted that the proposed extension is to be built behind an existing two storey element. In terms of the street scene there would be no change and on this basis the application would appear to accord with Policy H9.

It is also noted that No.8, the neighbouring property to the West, had planning permission in 2004 for a two storey side extension, single storey front and single storey rear extensions (planning reference 04/04516/FULL6). The works have been completed, therefore the impact on this property is lessened in regards to loss of light, outlook or privacy.

The proposed single storey rear extension would project 3m to the rear and match the full width of the property (9.675m). This extension is the same depth as the single storey rear extension at No.8. The flank elevation facing No.8 will include four windows and one door at ground floor level, and the relocation of one stained glass window on the first floor. The flank elevation facing No.12 will be blank. Therefore the proposal is not considered to cause detrimental impact on either neighbouring property.

The enlarged roof will be hipped at an angle similar to the original roof. The ground floor store room doors on the front elevation will be replaced with a bay window that projects forward by 0.3m, this does not project further forward than the existing bay window. Therefore the proposed elevational changes are not considered to result in a detrimental impact on the character and spatial standards of the surrounding 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.

as amended by documents received on 18.07.2014

**RECOMMENDATION: PERMISSION**

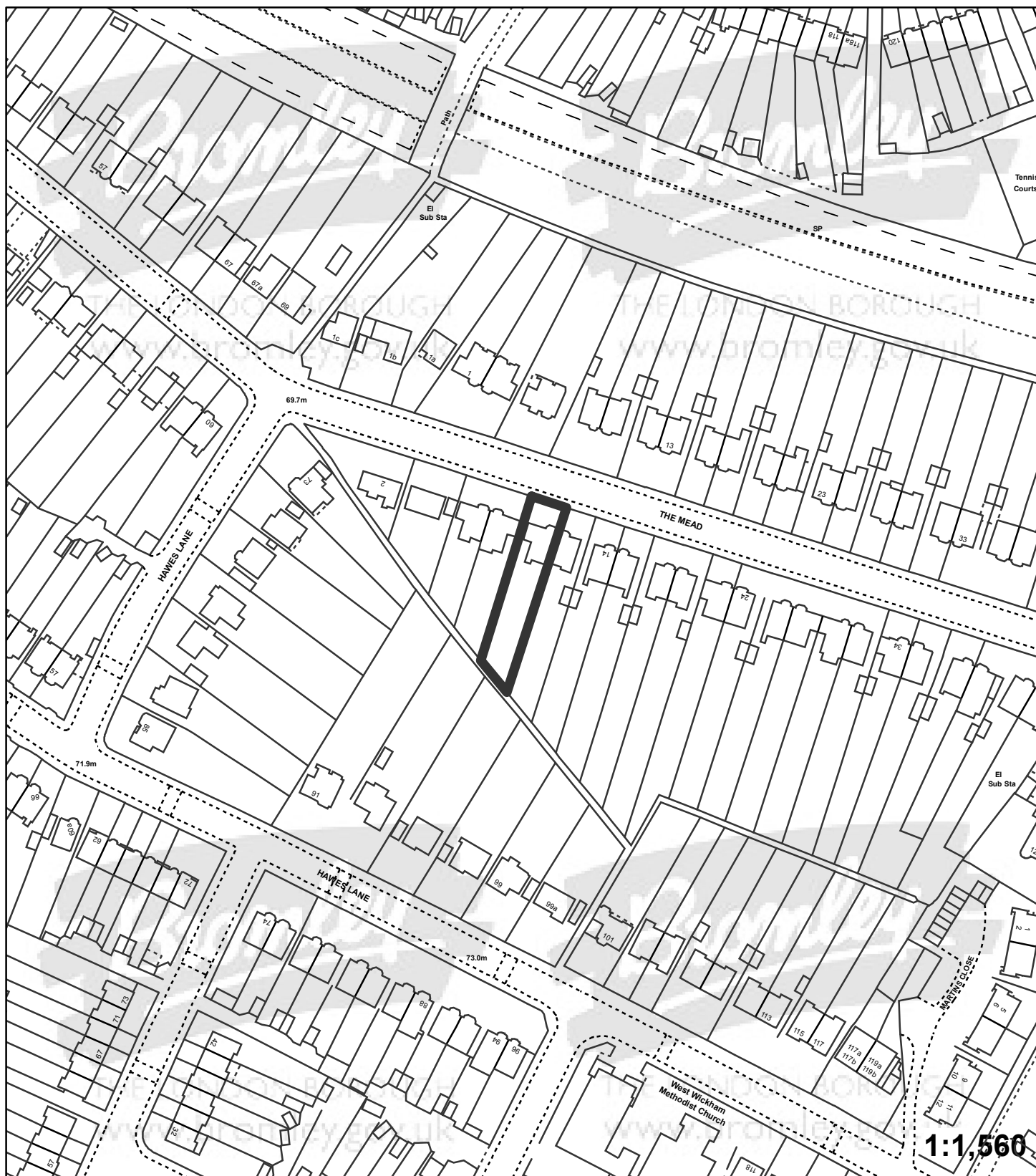
Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC07  | Materials as set out in application      |
|   | ACC07R | Reason C07                               |
| 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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