

Decision Maker: PLANS SUB-COMMITTEE NO. 3

Date: Thursday 28 August 2014

Decision Type: Non Urgent Non-Executive KEY

Title: 2 WICKHAM WAY, BECKENHAM

Contact Officer: Andy Lambert, Development Control Manager
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Chief Officer: Chief Planner

Ward: Shortlands;

1. Reason for report

Planning permission was granted for Part one/two storey side, two storey side and rear and single storey side/rear extensions and front porch at 2 Wickham Way, Beckenham. This was granted Committee on the 21st February 2013 subject to conditions. This location is within the Conservation Area.

One of these conditions was details of windows to be submitted. The applicant indicated in the original application form that materials would be wood. The details submitted to discharge the condition are UPVC.

2. **RECOMMENDATION(S)**

Members will need to consider whether the details submitted for the window condition is satisfactory at this location.

3. COMMENTARY

- 3.1 Planning permission was granted for Part one/two storey side, two storey side and rear and single storey side/rear extensions and front porch at 2 Wickham Way, Beckenham. This was granted Committee on the 21st February 2013 subject to conditions. This location is within the Conservation Area.
- 3.2 One of these conditions was details of windows to be submitted. The applicant indicated in the original application form that materials for the windows would be wood.
- 3.3 The details now submitted to discharge the condition indicate the use of UPVC.
- 3.4 It must be noted that the site is within the Conservation Area and the Supplementary Guidance encourages the use of wood.
- 3.5 Members may note also that there is a mixture of materials locally. Members will need to consider whether this is acceptable.

4. POLICY IMPLICATIONS

H8, BE1, BE11 of the adopted Unitary Development Plan are relevant.

Non-Applicable Sections:	FINANCIAL, LEGAL, PERSONNEL IMPLICATIONS
Background Documents: (Access via Contact Officer)	NA