

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

Application No : 14/01611/FULL6

Ward:
West Wickham

Address : 18 Blakes Green West Wickham BR4
ORA

OS Grid Ref: E: 538078 N: 166497

Applicant : Mr & Mrs M Chamadia

Objections : NO

Description of Development:

Two storey side/rear extension

Key designations:

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

Proposal

A two storey side/rear extension is proposed. It will be 2.1m wide and a maximum of approx. 9.4m deep. The first floor accommodation will be partially built over an existing garage and will be set back from the front of the house with a lower ridge line than the host building.

The plot is an unusual L-shape to accommodate the existing double garage. Approx. 0.9m side space to the boundary will be retained for the majority of the depth of the extension but this will not be visible from the front of the house due to the double garage. There will be approx. 3m side space to the boundary at first floor level where the extension is built over the garage and where there is no side space at ground floor level.

Location

The application site is occupied by a two storey semi-detached house. Blakes Green is a cul-de-sac occupied by several similar pairs of semi-detached houses.

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 extension will not project beyond the existing rear building line of the house where it adjoins No. 17 Blakes Green and there will be no greater impact on the residential amenities of the occupants of this house.

The first floor side extension has been designed to appear subservient to the host dwelling and it will be set back from the front building line. The extension is considered to be sympathetic to the appearance of the host dwelling and is considered acceptable in character terms.

Policy H9 is intended to prevent a cramped appearance and unrelated terracing from occurring. The north-west side boundary of the property adjoins the rear garden of No. 33 Beckenham Road. The rear garden 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. 14/01611, 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 ACI12 Obscure glazing (1 insert) on the first floor north-west elevation
ACI12R I12 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan
ACC01R Reason C01

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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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