

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

Application No : 14/02175/FULL6

Ward:
Hayes And Coney Hall

Address : 213 Queensway West Wickham BR4
9DX

OS Grid Ref: E: 540034 N: 164683

Applicant : Mr And Mrs Horscroft

Objections : NO

Description of Development:

Part one/two storey side/rear extension

Key designations:

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

Update

This application was reported to Plans Sub Committee No. 2 on 14th August 2014. It was deferred to seek an amended design that sets the extension back from the front building line so that it is symmetrical with the neighbouring extension at No. 211. The applicant has considered this, but wishes for the proposal to be considered as originally submitted. A letter outlining the reasons for this has been submitted in support of the application which can be summarised as follows:

- Setting the extension as far back as the extension at No. 211 does not work. It would remove the ground floor toilet area and entrance lobby and first floor bathroom, also the stairs would have to be moved.
- The distance/gap between No. 211 and No. 213 is 4m.
- The adjoining neighbour at No. 215 has a two storey extension flush with the front of the house with the ground floor element projecting in front of the building

The original report is repeated below:

Proposal

The application seeks permission for a part one/two storey side/rear extension. The side extension will project 2.6m from the northern elevation at two storey and retain a distance of a maximum of 0.61m at the front and minimum of 0.2m at the rear to the northern side boundary. It will extend for a length of approximately 8.5m at two storey with the two storey element being set 1.55m from the existing front building line. The two storey side extension will have a hipped roof with an eaves height matching the main dwelling and the top of the ridge set approximately 1.1m lower than the main ridge height of the existing property. A single storey element will project forward of the two storey side extension by a further 1m to accommodate a front porch and will have a pitched roof approximately 2.8m to the eaves and 3.3m to the pitch. One ground floor window and one first floor window are proposed in the northern flank elevation facing No. 211.

The two storey extension will wrap around the rear of the property with a width of 5.5m and projecting from the existing rear wall by 3.7m. A distance of 2.187m is proposed from the flank wall of the two storey rear element to the southern side boundary with No. 215. The two storey rear extension will have a pitched roof with an eaves height matching the main dwelling and the top of the pitch set approximately 1.1m lower than the main ridge height of the existing property. One ground floor window is proposed in the southern flank elevation facing No. 215.

A single storey rear extension will project from the rear of the proposed two storey side/rear extension for a depth of 2.685m and a width of 1.97m. This element of the proposal will retain a distance of 0.2m from the northern side boundary and approximately 5m from the southern side boundary with No. 215. No windows are proposed in the northern flank elevation. One small window and a door are proposed in the southern flank elevation.

An existing single storey rear extension and single storey detached garage will be demolished to facilitate the proposed extensions.

Location

The application site is a two storey semi-detached property of the eastern side of Queensway, West Wickham. The surrounding properties are residential in nature and are of similar design and size. However, it is noted that many appear to have been extended, including the adjoining semi at No. 215 and neighbouring property at No. 211. To the rear of the site lies the school playing field for Wickham Common Primary School which is designated as Green Belt land, with an access way leading to the playing field situated between Nos. 213 and 211 Queensway. The host property does not lie within any areas of special designation.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

The Council's Highways Engineers have raised no objection.

There were no other external or internal consultations made on this application.

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
- T3 Parking
- G6 Land Adjoining Green Belt or Metropolitan Open Land

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance

The London Plan and National Planning Policy Framework are also key considerations in determination of this application.

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

Planning History

The relevant planning history at the property is summarised as follows;

Under ref. 95/01617, planning permission was granted for a new roof and alterations to existing single storey rear extension.

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 proposed two storey side element of the extension is set back from the main front building line and has a hipped roof which is set below the main ridge line of the existing property. As such the extension is considered to be subservient to the main dwelling. Furthermore, it is noted that the adjoining semi at No. 215 benefits from a part one/two storey front, side and rear extension which includes a two storey side extension. As such the proposed extension is not considered to cause any further unbalancing to the symmetry of this pair of semi's than currently exists. The single storey side element whilst projecting further forward than the two storey element, will also be set back from the existing front building line and will incorporate an enclosed porch area and relocation of entrance door from the side to the front. The proposed side extension will retain a side space to the northern side boundary of 0.61m at the front of the extension decreasing to 0.2m at the rear due to a tapering of the boundary. It is also noted that the northern boundary abuts

a wide alleyway of approximately 4m in width which leads to the playing fields of Wickham Common Primary School, and as such a further separation is achieved between the northern side boundary and the adjacent property at No. 211, thus reducing both the impact on the neighbouring property and on the street scene. A window is proposed in the first floor northern flank elevation which serves a hallway and it is reasonable to condition this window to be obscure glazed to protect the privacy of the host dwelling and neighbouring property. Furthermore, it is noted having visited the site that the neighbouring property at No. 211 does not have any first floor windows in the flank elevation. It is also noted that No. 211 appears to have been extended to the side up to the side boundary with the access way at two storey level.

Whilst Policy H9 normally which requires a minimum of 1m side space for the full height and length of the extension, Member's may consider that this additional separation between Nos. 213 and 211, due to the access way, adequately reduces any impact of a cramped appearance which Policy H9 seeks to protect. Accordingly, the provisions of H9 are satisfied, and the proposal is not significantly harmful to the character of the area or streetscene in general to warrant a refusal. In addition, to further protect the privacy of the occupiers of the host and neighbouring property, Member's may consider it appropriate to condition the proposed first floor window to be obscure glazed and non-opening.

With regards to the proposed two storey rear extension, the extension will be separated from the neighbouring property at No. 211 by the access way and as such is not considered to cause any impact on this property. The extension will project 3.7m in depth at two storey with flank wall of the extension set 2.187m from the southern side boundary with the adjoining semi. As previously noted the adjoining semi at No. 215 has also been previously extended to the rear at two storey level. No windows are proposed at first floor and one window is proposed is ground floor facing No. 215. The adjoining semi lies to the south of the host dwelling, and as such given this orientation and the separation proposed, Member's may consider that the two storey rear extension would not cause any significant harm to the amenities of this adjoining property in terms of light, outlook or privacy as to warrant a refusal.

The proposed single storey side/rear extension will extend a further 2.685m to the rear from the two storey element, a total depth of 6.385m from the rear of the existing property. This element will in part replace an existing single storey detached garage. A distance of 0.2m to the northern side boundary with the access way is retained and approximately 5m to the side boundary with No. 215. Having regard for the above, Member's may consider that the single storey side/rear extension would not cause any undue harm to the amenities of the neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/02175, excluding exempt information.

RECOMMENDATION: PERMISSION

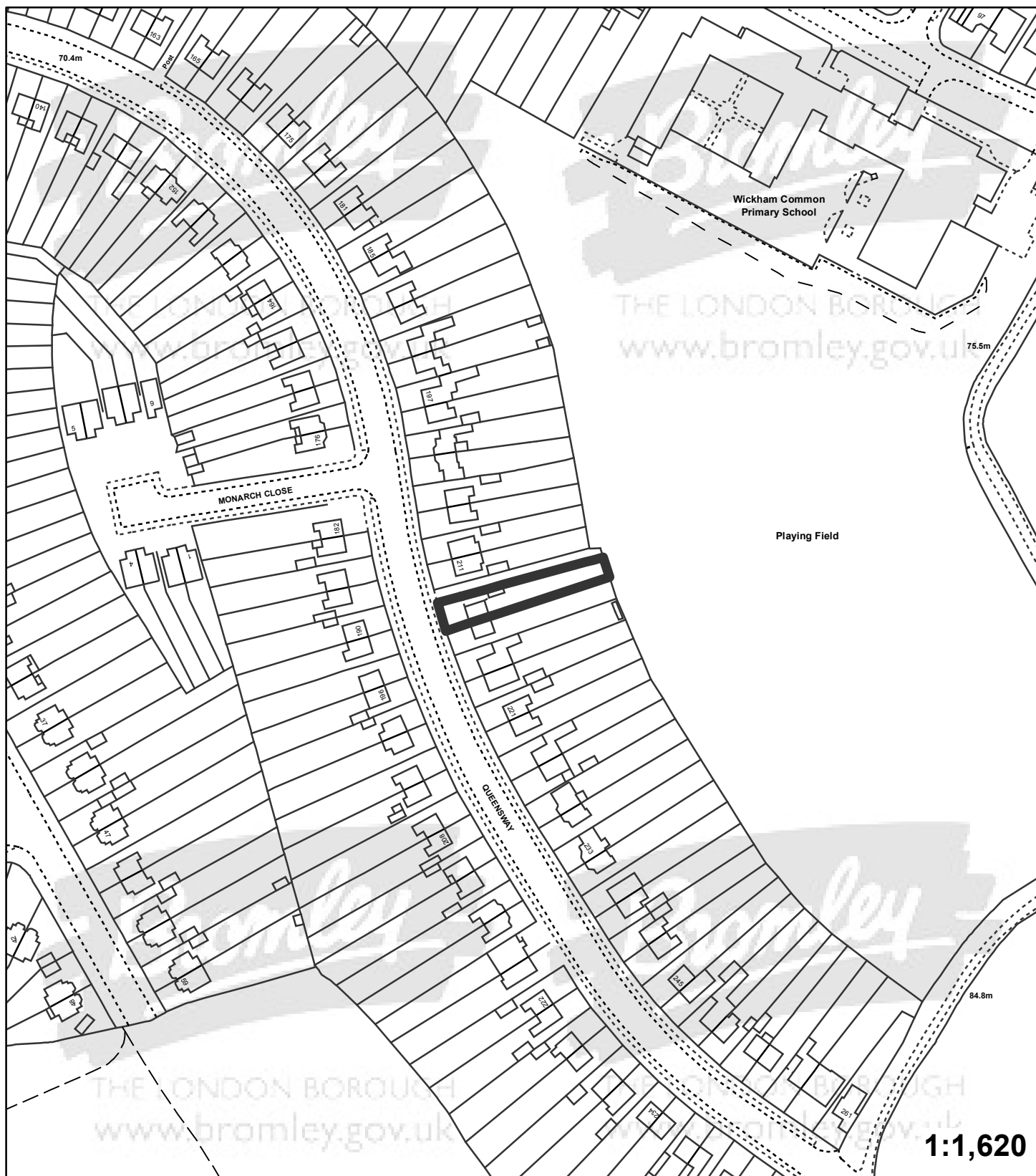
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 Before the development hereby permitted is first occupied, the proposed window(s) in the first floor northern flank elevation shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.
- 4 ACI17 No additional windows (2 inserts) northern and southern
flank extensions
ACI17R I17 reason (1 insert) BE1
- 5 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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