

SECTION '2' – Applications meriting special consideration

Application No : 14/03029/FULL6

Ward:
Hayes And Coney Hall

Address : Cheren Pickhurst Lane West Wickham
BR4 0HN

OS Grid Ref: E: 539495 N: 167355

Applicant : Mr Dave Slawson

Objections : NO

Description of Development:

Part one/two storey side and single storey rear extensions

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Sites of Interest for Nat. Conservation
Urban Open Space

Proposal

Permission is sought for a single storey rear extension with a depth of 3.5m for the full width of the rear elevation and a part one, part two storey side extension to a maximum width of 3.5m.

The proposal features a staggered hipped roof design with the first floor side element being set above an existing single storey garage which would be retained.

Location

The application site is located to the junction of Mead Way and Pickhurst Lane, situated at the south-eastern corner. The site comprises a two storey semi-detached dwelling with a single storey garage to the north-eastern elevation, with the curtilage being wider to Pickhurst Lane and narrower to the rear due to the corner location. The property is typical of the area, with a number of others benefitting from two storey/first floor side extensions.

Comments from Local Residents

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

Comments from Consultees

No consultations were undertaken.

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

Supplementary Planning Guidance 1 and 2

The National Planning Policy Framework - with which the above policies are considered to be in accordance with the aims and objectives of - and the London Plan are also considerations in the determination of this application.

Planning History

There is no planning history for this site. It is noted that the adjoining semi at 'Langland' was granted permission for a part one, part two storey side and rear extension under ref. 08/03241. It is also noted that notice was served to Building Control for a single storey rear extension at the property the northern boundary, 203 Mead Way, in 2014.

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 single storey rear extension is considered to be of a reasonable depth for a property of this type and would be similar to that existing at the neighbouring property 'Langland'. On this basis it is not considered that there would be any detrimental impact upon the amenities or outlook of that property and that the northern dwelling at No.203 benefits from development to the common boundary.

The first floor extension is set within the fabric of the existing single storey garage and replicated the level of side space allowed for to No.203. Whilst 1.5m would be presented to the street scene this would narrow to 0.789m at the rear wall of the current garage due to the narrowing boundary line. However, this would then increase to 1.15m before again narrowing to 0.8m.

Policy H9 requires a 1m side space for the full height and length of developments of two storeys or more in order to preserve spatial standards, prevent harm upon neighbouring amenity, and to prevent any terracing that may result. In this instance the majority of the side extension achieves a 1m side space with two pinch points being created as a result of the boundary line.

In terms of spatial standards, the proposal would maintain a 1.5m side space to the front elevation of the dwelling and it is considered that this would maintain an open and spacious appearance within the street scene. No flank windows are proposed to No.203 with the first floor element to that property being set some 2.7m from the boundary at the front and 1.3m to the rear and given this separation, with the ground element at No.203 being to the boundary, it is considered that there would be no impact upon the outlook or amenities of the residents of that property. In terms of terracing, it is considered that there would be adequate separation being the two properties and to the boundary for the large majority of the proposal and that this would not arise.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref 14/03029 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

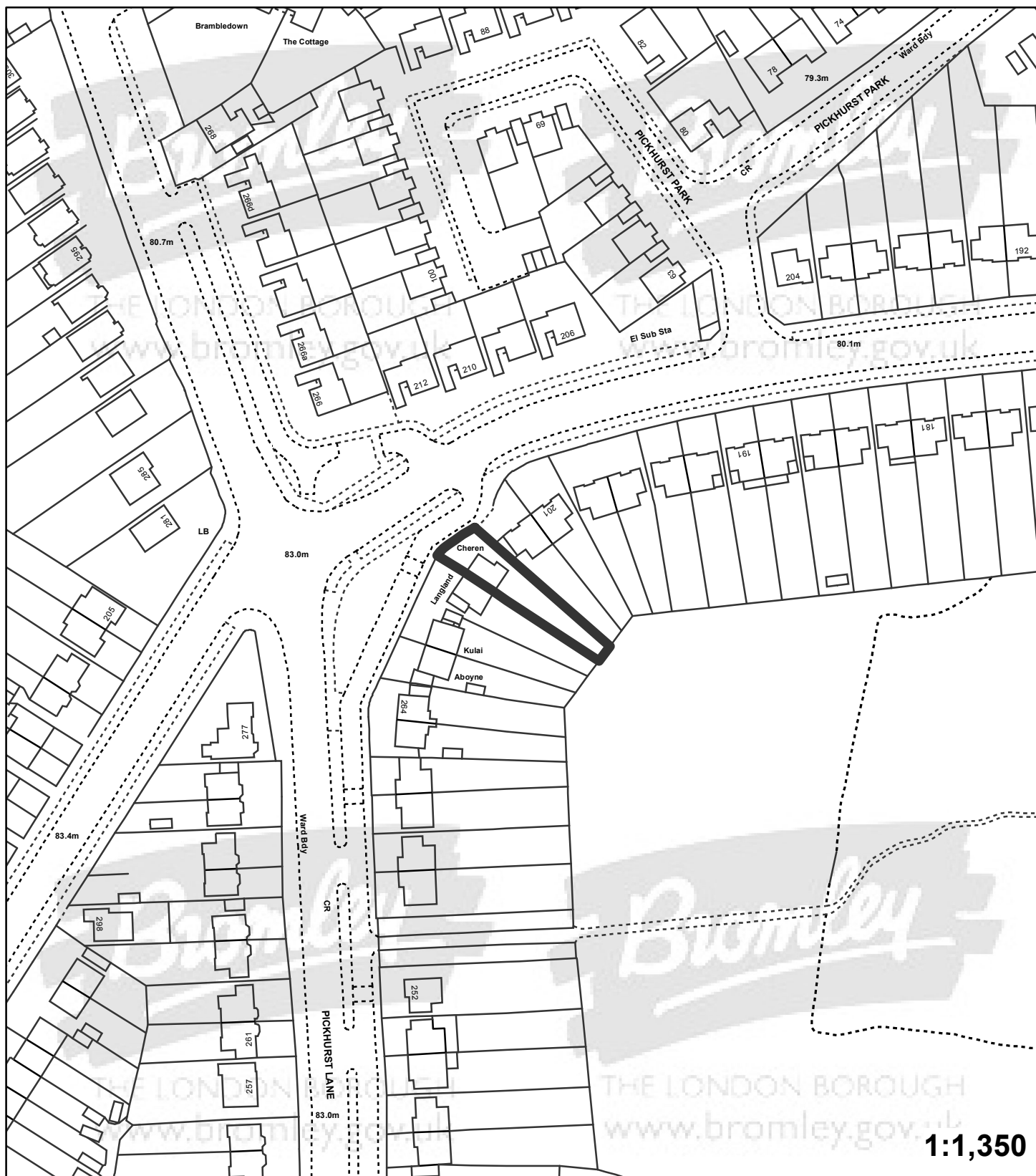
Subject to the following conditions:

- | | | | | | | | | | |
|---|--------|--|-------|-------|---------------|-------|--|--|--|
| 1 | ACA01 | Commencement of development within 3 yrs | | | | | | | |
| | ACA01R | A01 Reason 3 years | | | | | | | |
| 2 | ACC04 | Matching materials | | | | | | | |
| | ACC04R | Reason C04 | | | | | | | |
| 3 | ACI13 | No windows (2 inserts) | first | floor | north-eastern | flank | | | |
| | | development | | | | | | | |
| | ACI13R | I13 reason (1 insert) | BE1 | | | | | | |
| 4 | 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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