

SECTION '2' – Applications meriting special consideration

Application No : 14/03127/FULL6

Ward:
Hayes And Coney Hall

Address : 16 Queensway West Wickham BR4 9ER

OS Grid Ref: E: 539373 N: 165077

Applicant : Williamson Architectural Design

Objections : YES

Description of Development:

Part one/two storey side and rear extensions and roof alterations to incorporate rear dormers RETROSPECTIVE APPLICATON

Key designations:

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

Proposal

This application seeks permission for a part one/part two storey side and rear extensions with roof alterations. This application is a retrospective application. The development must include the previously permitted works as the roof alterations have been added and built as one operation. On this basis, the whole proposal requires permission.

However, the proposal essentially seeks permission for roof alterations to incorporate rear dormers and to alter the previous permission to the roof from a hipped style to a gable end. The front dormers have been deleted from this application.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- it will affect privacy and overlooking
- out of character
- previous planning application refused
- oversized extension

In addition, the West Wickham South Residents Association state that the following changes to the contentious points of the second application were eventually

permitted under ref. 13/03596. Further to the latest applications, 14/01825 and 14/03127, “we find the whole roof has been removed. Once again we are back at square one - a totally overbearing and out of character modification far from other houses on the estate”.

This is a summary of comments received. The full letters are available to view on file.

Any further representations will be reported verbally at the meeting.

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

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

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.

Relevant planning history includes the following:

13/01677 - Part One/two storey front/side and rear extension and rear dormer with Juliet balcony this was refused on the following grounds:

- 1 The proposed extensions by reason of their excessive rear projection and overall scale and bulk would constitute an over dominant addition to the main dwelling, contrary to Policies BE1, H8 and H9 of the Unitary Development Plan and the Council's Supplementary Planning Guidance.
- 2 The proposed extensions by reason of their excessive overall rear projection would result in an unacceptable impact on the outlook and prospect from the ground floor rear windows of No.14 Queensway, which the occupants of that property might reasonably expect to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.
- 3 The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two-storey extensions, the absence of which constitutes a cramped form of development, out of character with the streetscene and contrary to Policy H9 of the Unitary Development Plan.

13/03596 - Part One/two storey side/rear extension and front porch granted.

14/01825 - Certificate of Lawfulness for roof alterations – Refused.

Enforcement Action has been authorised. Members will need to consider whether to continue with this action.

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 proposal consists of roof alterations which include a rear dormers, a hip-to-gable extension. There are no front dormers proposed this element has been deleted from the submission.

The rear dormers are relatively small in size and are unlikely to cause any additional opportunities for overlooking than those which already exist from the upper windows of the property.

A first/second floor side window is proposed, this is to a landing. As such Members may consider that the proposal would not cause any significant harm to the amenities of the adjoining properties in terms of loss of privacy or outlook. Members could consider whether the use of a condition to obscure glaze the window was appropriate.

The hip-to-gable extension will be a significant change to the roof form. However, it is not considered that the impact would be so unduly harmful. It is noted that hip to gable extensions can often be constructed as be permitted development.

It should be noted that hip to gable roof extensions can be considered to be permitted development if the cubic allowance under Class B of the General Permitted Development Order as amended is not exceeded.

In considering this proposal the previous application must be taken into account. In this case a 1m side space is retained along the eastern boundary which meets the requirements to provide a minimum 1m as outlined in Policy H9 of the Unitary Development Plan. This is considered an acceptable dimension given the surrounding pattern of development.

On this basis, it is also recommended that it is not expedient to continue with the previously authorised enforcement action.

Overall, the additional roof element, changing from hip style to full gable is, on balance, not considered to be significantly harmful to the character of the area or to nearby amenities to warrant a refusal on this basis. Having had regard for the above, it is considered that on balance the extension in the manner is acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 14/03127 and relevant history excluding exempt information.

as amended by documents received on 16.10.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--------------------------------|
| 1 | ACK01 | Compliance with submitted plan |
| | ACC04R | Reason C04 |

Further recommendation:

Enforcement Action withdrawn.

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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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