

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

**Application No :** 14/03389/FULL6

**Ward:**  
Hayes And Coney Hall

**Address :** 34 Harvest Bank Road West Wickham  
BR4 9DJ

**OS Grid Ref:** E: 540009 N: 165079

**Applicant :** Mr Liam Murphy

**Objections :** NO

**Description of Development:**

Enlargement of roof to provide first floor accommodation including front and rear dormers and single storey side extension

Key designations:

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

**Proposal**

The application seeks permission for a double hip to gable extension to include a front dormer, front rooflight and three rear dormers. The proposal also includes a single storey side extension that will be 2.05m wide and 4.24m deep to replace an existing utility room.

**Location**

The application site is a detached bungalow located on Harvest Bank Road. It is not located within a conservation area, nor is it listed.

**Comments from Local Residents**

No comments have been received from local residents.

**Comments from Consultees**

Trees and Landscaping were consulted but no response was received within the consultation period.

## **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

## **Planning History**

There is no planning history on this site.

## **Conclusions**

The main issues in this case are the impact of the proposals on the character and spatial standards of the surrounding area and on the amenities of neighbouring residential properties.

The proposal is for a single storey side extension and two hip to gable extensions with front and rear dormers to provide habitable accommodation at first floor level. The side space at the south eastern corner of the property is 0.51m therefore does not comply with the Council's side space policy which normally requires a minimum 1m side space to be retained to the side boundary for the full height and length of a two storey development.

The raised roof of the hip to gable extensions will match the ridgeline of the existing dwelling. There will be three dormers to the rear of the property and one dormer and one rooflight in the front roof slope of the property. These will be set lower than the main ridge line. Both first floor flank elevations will be blank. Due to the location of the property within the site, both neighbouring properties (No's 36 and 32A) are set further forward than No.34. The property to the west has an existing rear dormer and the rear garden slopes upwards with the properties to the rear (No's 42 and 42a) being significantly higher than No.34. Therefore the proposed rear dormers will cause a degree of overlooking however it will be mutual overlooking and is not considered to be sufficient to warrant a refusal.

The single storey side extension will replace the existing utility room. It will be 2.05m wide and 4.24m deep to meet the rear property line. The roof will be a maximum of 4.617m high at an angle similar to the main roof. The proposed side extension is modest in size and will not extend any further to the rear than the existing property line and is therefore not considered to cause a detrimental impact on the neighbouring property (No.36).

This part of Harvest Bank Road has a mixture of 2/3 storey dwellings therefore the proposal would not appear overly dominant. From visiting the site it is noted that the properties to the west have existing front dormers therefore the proposed front dormer will not appear out of character in this area. As there are numerous trees and high bushes along the front boundary line and the property is set well back within the site, the proposed alterations will not have a significant impact on the

street scene. In this case whilst the policy H9 would not strictly be adhered to, it is considered that the extension as proposed would not cause a detrimental impact on either neighbouring property in terms of loss of light, privacy or outlook.

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(s) set out in the Planning History section above, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

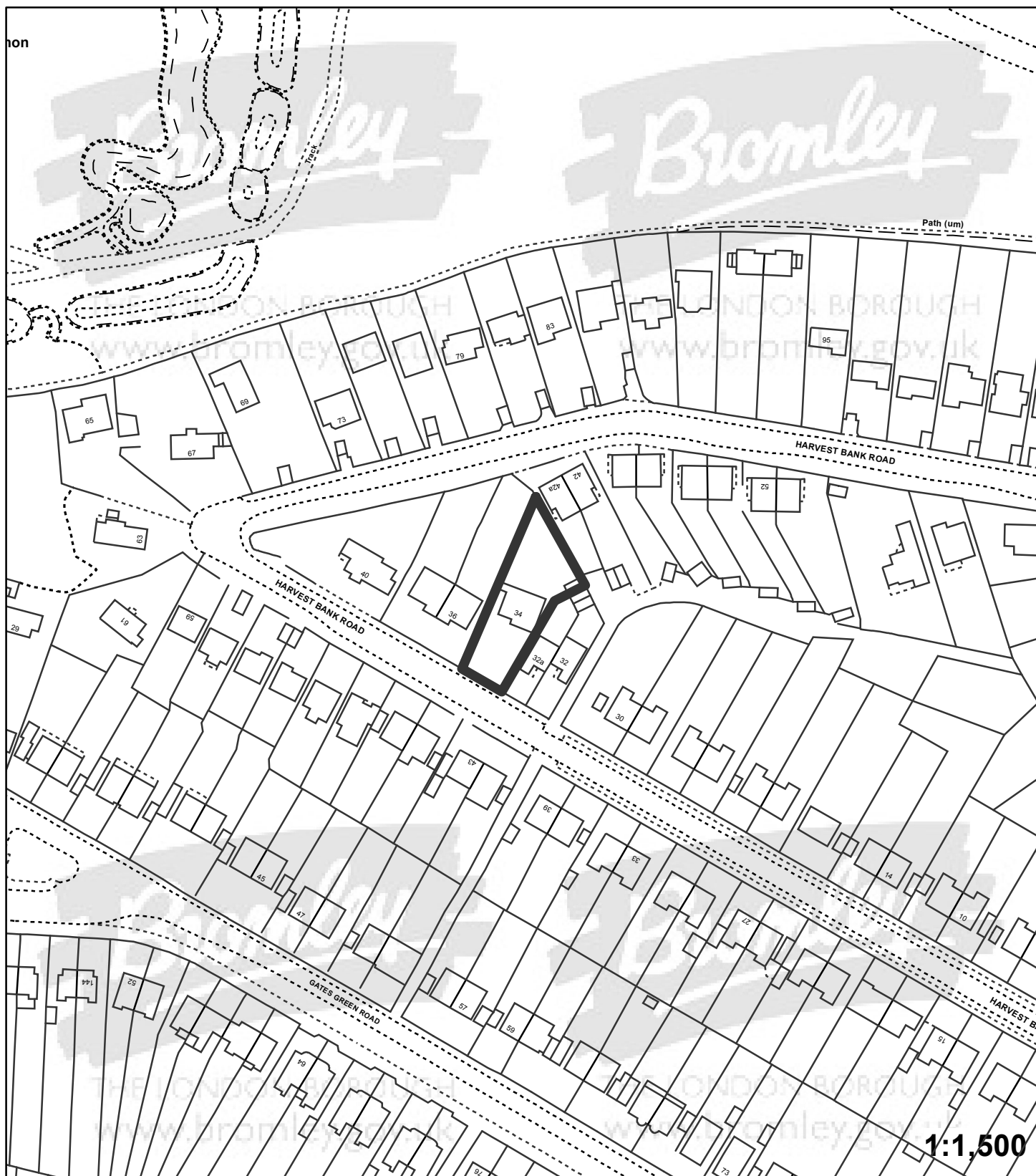
Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACC04<br>ACC04R | Matching materials<br>Reason C04                               |
| 3 | ACK01<br>ACK05R | Compliance with submitted plan<br>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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