

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

Application No : 14/03598/FULL6

Ward:
West Wickham

Address : 32 Hawkhurst Way West Wickham BR4
9PF

OS Grid Ref: E: 537849 N: 165850

Applicant : Mr Robert Gutteridge

Objections : NO

Description of Development:

Two storey side extension

Key designations:

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

Proposal

The application seeks permission for a two storey side extension that is 2.85m wide and 10.7m deep to match the depth of the existing property. It will provide a side space of 0.8m

Location

The application site is a two storey semi-detached property located on the northern side of Hawkhurst Way.

Comments from Local Residents

No comments have been received from local residents.

Comments from Consultees

No comments have been received from Consultees.

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

The application site has been subject to previous planning applications:

- 09/03242/FULL6 - Single storey side extension - Permitted 15.01.2010, however the works were not carried out.

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 proposed two storey side extension will replace the existing garage. It will be 2.85m wide and 9.7m deep to match the depth of the existing property, with the ground floor extension projecting further forward by 1m to match the existing porch. The proposed side extension will provide a minimum side space of 0.8m. It will be two storeys along the western side boundary therefore would 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 enlarged roof will be pitched at an angle similar to the original roof, with materials to match the existing. The front elevation will have a garage door at ground floor level and a window at first floor level which are similar in style to the original. The roof of the front porch will be extended over the new garage door. The rear elevation will have two new windows to match the existing style and will replace the existing sliding doors with larger folding/sliding doors. The western flank elevation will have a window at first floor level to serve the hall however given the separation of 0.8m to the boundary, this window is not considered to cause overlooking over and above that already existing from the current first floor window.

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 the neighbouring property (No. 34) in terms of loss of light, privacy or outlook. From visiting the site it can be seen that there are several other examples of two storey side extensions such as No's 31, 35 and 36 therefore this development will not impact detrimentally on the character of the surrounding area. It is therefore considered that the proposed development will be in keeping with the style of the host dwelling, will not detract from the character of the property nor will it have an unacceptable impact upon the streetscene.

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.

as amended by documents received on 18.11.2014

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 | ACK01 | Compliance with submitted plan | | |
| | ACK05R | K05 reason | | |
| 4 | ACI10 | Side space (1 insert) | 0.8m | western |
| | ACI10R | Reason I10 | | |

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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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