

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

Application No : 14/03590/FULL6

Ward:
West Wickham

Address : 74 Woodland Way West Wickham BR4
9LR

OS Grid Ref: E: 538206 N: 165361

Applicant : Mr Scembri

Objections : NO

Description of Development:

Single storey rear and first floor side extensions

Key designations:

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

Proposal

Planning permission is sought for a single storey rear and a first floor side extension.

The existing rear conservatory extension is to be demolished. The replacement single storey rear extension will project 2.6m depth to bring the whole of the ground floor rear elevation in line with the existing separate rear extension adjacent to No.72. A separation gap of 300mm and 225mm is maintained to the boundary with No.76 and 225mm to the attached boundary with No.72. A mono pitch roof structure with a small flat roof is indicated. Patio doors, a single door and a casement window are shown to the rear elevation.

A first floor side extension will build above the existing side extension adjoining No.72. The extension is set back from the front elevation by 4.5m and measures 2.7m width by 3.9m depth. The flank wall of the first floor extension will be approximately 350mm from the side boundary tapering to 300mm at the rear. A hipped roof is indicated.

Materials are indicated to match the existing in render and a tiled roofing finish. Two small additional windows are also indicated in the existing flank wall facing No.76 to provide extra light to the dining area.

Location

The site is located to the west side of Woodland Way and comprises a two storey detached dwelling house. An existing conservatory and separate single storey and side extension exists at the property.

Comments from Local Residents

There have been no comments received from local residents.

Comments from Consultees

No internal consultees were required to be consulted.

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

Ref. 99/01390: Permission was granted for a single storey front/side extension and 2 first floor front bay windows on 05.07.1999.

Ref. 09/01180: Permission was refused for a first floor side and part one/two storey rear extension and single storey extension to existing workshop at rear on 14.07.2009.

Note: This application related to a proposal that was for a full depth side extension at first floor level extending from the front elevation and set in 1m from the side boundary.

Ref. 09/02626: Permission was granted for a single storey rear extension and single storey extension to existing workshop at rear on 17.11.2009.

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 application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Policy BE1 of the UDP requires new buildings to complement the scale, form, layout and materials of adjacent buildings and areas, and seeks to protect the amenities of neighbouring properties.

Policy H8 of the UDP requires residential extensions to blend with the style and materials of the host dwelling, and ensure that spaces or gaps between buildings are respected where these contribute to the character of the area.

Policy H9 of the UDP requires applications for new residential development, including extensions to retain, for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site for the full height and length of the flank wall of the building or where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space.

Rear Extension

The design of the extension is considered to be in keeping with the character of the existing building. The extension is not visible from the public streetscene and is entirely contained to the rear. Therefore the main effect will be on the character of the original building. As such, a high quality addition is acceptable in principle. In this case, with incorporation of matching materials are considered an acceptable addition in keeping and complimentary to the architectural style of the building.

The rear extension is relatively modest in terms of depth at 2.6m adjoining the rear elevation. This is within the limits generally considered to be acceptable for extensions of this nature in this location.

First Floor side extension

The design of the first floor extension is considered to be in keeping with the character of the existing building incorporating a hipped roof at the same pitch as the main dwelling. In terms of side space it is noted that the first floor extension extension comes closer to the side boundary than 1m. However, given the extensive set back of the extension by 4.5m from the front elevation and lower roof line ridge it is considered that the spatial characteristics of the area and the buildings character is maintained to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. As such the proposal does not represent a cramped appearance and does not result in unrelated terracing and therefore maintains the spatial standards and level of visual amenity of the streetscene in this case.

In terms of residential amenity it is considered that there would be no significant impact on the privacy and amenity of adjoining occupiers in terms of loss of light and outlook, siting and position of the enlarged mass of the first floor extension in this situation due to the reasonable separation distances to adjoining property and buildings.

Other alterations

The additional windows in the flank elevation facing No76 are not considered to overlook or cause a loss of privacy as they face on to a blank flank wall. Nevertheless, to maintain privacy obscure glazing is recommended.

Summary

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 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI13 No windows (2 inserts) flank first floor side extension
 ACI13R I13 reason (1 insert) BE1 and H8
- 4 ACK01 Compliance with submitted plan
 ACK05R K05 reason
- 5 The additional windows hereby permitted in the ground floor south flank elevation shall be obscure glazed and so maintained.

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

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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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