

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

Application No : 14/03700/FULL6

Ward:
West Wickham

Address : 294 Pickhurst Rise West Wickham BR4
0AY

OS Grid Ref: E: 539354 N: 166567

Applicant : Mr R Cracknell

Objections : YES

Description of Development:

Part one/two storey rear extension with steps and garden terrace, formation of vehicular access and hardstanding.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding

Proposal

The application seeks permission for a part one/two storey rear extension with steps/garden terrace, formation of vehicular access and hardstanding. The single storey element of the rear extension will project 3.39m in depth for the full width of the property. It will project along the boundary with No. 296 and will retain a distance of 1.078m from the boundary with the neighbouring property at No. 292. The single storey element will have a flat roof with a height of approximately 3m when measured from the existing raised patio level, and a roof light which will project approximately a further 0.6m, when scaled from the submitted drawings. The two storey element of the rear extension will project 2.015m in depth for a width of 3.001m. It will retain a distance of 2.739m to the side boundary with No. 296 and 1.078m to the side boundary with No. 292. No windows are proposed in the flank elevations of the part one/two storey rear extension.

The application proposes steps from the rear extension to the garden to a maximum height of approximately 0.7m and a maximum depth of 1.4m and a garden terrace of approximately 0.4m in height and 3.4m in depth.

The application also proposes a front vehicular access to the site, maximum of 4.8m in width, fronting Pickhurst Rise. An area of hardstanding is also proposed at

the front of the property to provide two car parking spaces. Two areas of soft landscaping will be retained in the space immediately in front of the property.

Location

The application site is a two storey semi-detached property on the southern side of Pickhurst Rise, West Wickham. The surrounding properties are residential in nature and consist of semi-detached and terraced properties set within medium sized garden plots.

Comments from Local Residents

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

- loss of light to garden/patio
- loss of natural light would impact on health
- no other extensions like this in the area
- out of character with other properties in the vicinity
- disruption of existing and proposed works
- scaffolding on neighbouring property
- overbearing

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

The Council's Highways Engineers raise no objection.

At the time of writing the report no comments have been received from the Council's Streetscene and Greenspace division. These will be updated verbally at the meeting.

Planning Considerations

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
- T11 New Accesses
- T18 Road Safety

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

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.

Planning History

Under ref. 14/01769, a Certificate of Lawfulness was granted for a loft conversion with hip to gable extension, rear dormer and front roof lights.

Under ref. 14/01725, planning permission was refused for a part one/two storey rear extension with steps/garden terrace, front vehicular access and hardstanding. The reason for refusal was as follows;

'The proposed rear extension would, by reason of its height, depth and proximity to the adjoining property, result in an unneighbourly and over bearing form of development resulting in a loss of residential amenity in terms of light and outlook. The proposal is therefore considered contrary to Policy BE1 of the Unitary Development Plan.'

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties and the impact on highway safety.

A recent application for a similar scheme was refused due to the cumulative impact of the height, depth and proximity to the adjoining property of the rear extension. This current scheme has reduced the depth of the single storey element of the extension by 0.5m, to a depth of 3.39m. The height and location of the extension, including the first floor element, remains as previous. The first floor element will be 2.015m in depth and will be set away from the adjoining neighbour at No. 296 by 2.739m with the height of the roof set below the ridge height of the roof of the main property. The two storey extension will be 1.078m from the boundary with the neighbouring property to the west (No. 292).

Objections have been received from the occupiers of both neighbouring properties (Nos. 292 and 296). Whilst the comments regarding the disruption of the works and the location of the scaffolding are noted, these are not a matter which can be considered as part of the planning application. Further comments are noted with specific regards to the overbearing nature of the extension which is out of character with the area and to loss of light. However, whilst it is noted that the only change to this current proposal, from the previously refused scheme, is the reduction in depth of the single storey element, Member's may consider that on balance, this reduction of 0.5m to a depth of 3.39m for the single storey element of the proposal is significant enough to overcome the previous reason for refusal.

With regards to the proposed steps to the rear and garden terrace, Member's may consider that the height and depth are acceptable and would not cause any significant impact to the amenities of the neighbouring properties.

The application also proposes a front vehicular access fronting Pickhurst Rise. An area of hardstanding is also proposed at the front of the property to provide two car parking spaces, with soft landscaping also indicated within the frontage. Given that the Highways Planning Department have no objection to the proposed creation of the vehicle crossover, it is considered that the formation of a vehicular access is acceptable and would not to create a road safety hazard or result in any interference with existing pedestrians, cyclists and other road users. Accordingly, Members may consider that the proposed access is therefore compliant with Policies T11 and T18 of the UDP.

Having had regard to the above Members may consider that on balance, 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 files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

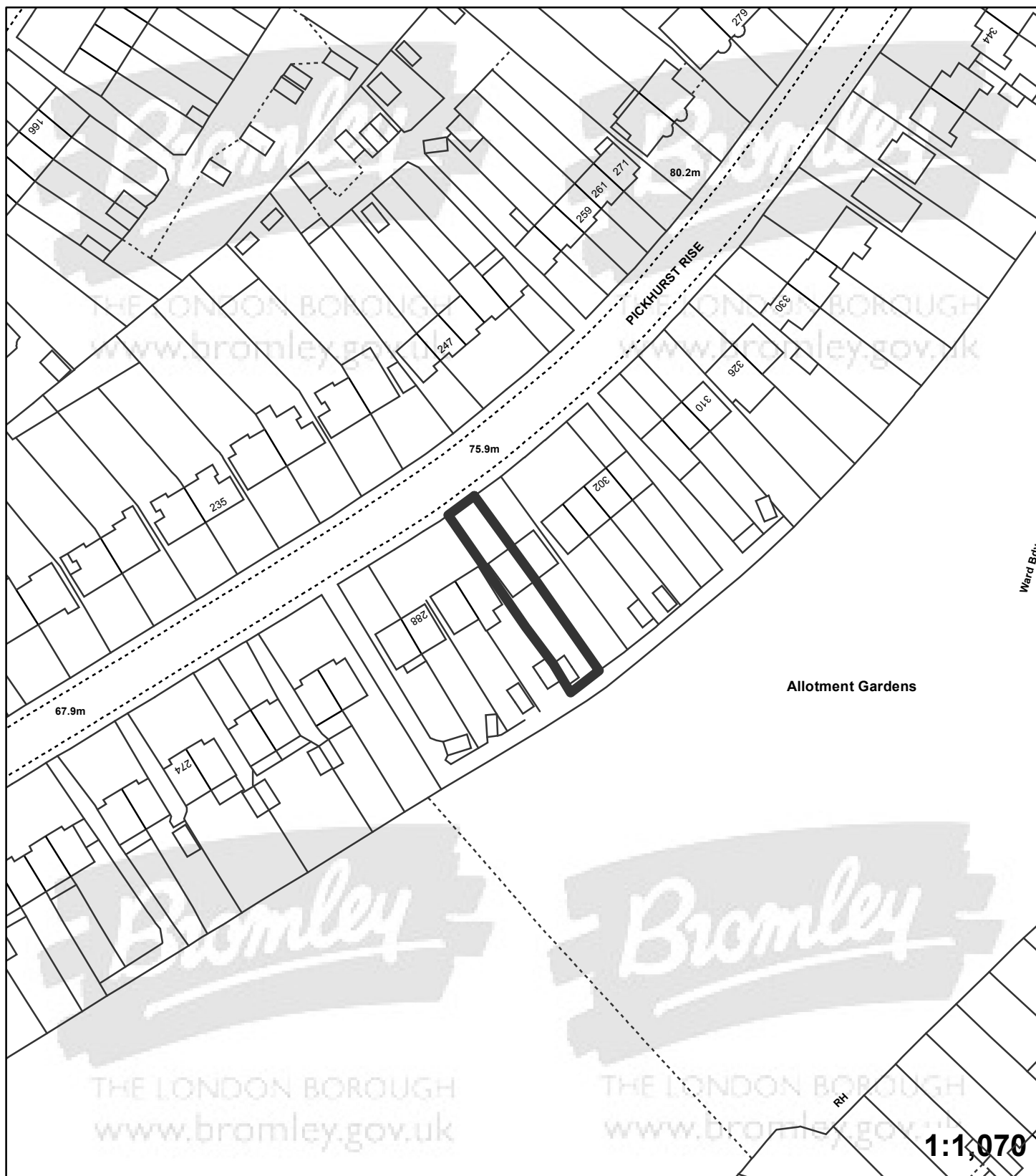
Subject to the following conditions:

- | | | |
|---|--------|--|
| 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 extension |
| | 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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