

SECTION '2' – Applications meriting special consideration

Application No : 14/03876/FULL6

Ward:
West Wickham

Address : 40 Stambourne Way West Wickham BR4
9NF

OS Grid Ref: E: 538473 N: 165378

Applicant : Mrs Allison Thornton

Objections : YES

Description of Development:

Part one/two storey rear extension, conversion of garage to habitable accommodation and to provide habitable accommodation in roofspace

Key designations:

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

Proposal

The current application can be split into three elements. Part one/two storey rear extension, change of use of existing garage to habitable accommodation and conversion of the existing roof space.

The part one/two storey rear extension is proposed to be built above the existing rear element of the existing garage. It is proposed that the conversion will have a bedroom on the ground and first floor levels. The main elevations changes will include a new window at first floor (rear). One new window is proposed in the flank elevation. The proposed extension at ground and first floor will extend an additional 1.7m in depth, beyond that of the existing ground floor garage. At first floor level the extension will measure 5.1m in depth.

The existing garage is proposed to be converted to form a study and bathroom. The garage door to the front will be in-filled with matching brickwork and white UPVC windows to match the existing windows.

The roofspace is proposed to be converted and involves the installation of three skylights on the side and rear elevations.

Location

The application property is a detached two storey dwelling located on the south side of Stambourne Way, West Wickham.

Comments from Local Residents

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

- a two storey extension, on top of a recent, too tall, single storey extension will adversely affect the lighting onto my property.
- the extension will impact on my privacy
- it will allow my neighbours to look into the back of my property.
- the proposed development is not in keeping with other properties on the road
- previous permission was different in design to that I had agreed to and is not built in accordance with the plans

Comments from Consultees

No internal consultations were deemed necessary in respect of this application.

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

The Council's SPG guidance is also a consideration.

Planning History

Under planning application ref. 13/01662, retrospective planning permission was granted for a single storey rear extension.

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 host property is a detached house set in a good sized plot, and the general scale of the proposal is not considered to be excessive given the size of the host dwelling. Planning permission was granted under planning application ref. 13/01662 for a single storey rear extension which has been built.

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.

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 to the rear. In terms of side space it is noted that the first floor extension comes closer to the side boundary than 1m. However, given the extensive set back of the extension by 6.4m 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.

Conversion of garage to form habitable accommodation

The loss of the garage is not considered to be a highways concern as the applicants already have an existing driveway which can accommodate two cars and the street is able to accommodate on-street parking. The appearance from the front elevation will only alter slightly with a window as opposed to a garage door.

Conversion of roofspace

The roofspace is proposed to be converted within the confines of the original loft. Three new skylights are proposed on the side and rear elevations. No other external alterations are proposed.

Impact to neighbours

The main impact will be to the neighbours from No.42 Stambourne Way as a result of the first floor rear side extension. One window is proposed in the flank elevation at first floor level (which can be conditioned to be obscure glazed) and whilst the extension will project an additional 1.1m in depth at ground level and it is not considered overlooking or loss of privacy will result beyond what currently exists at first floor level.

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 files refs. 14/03876 and 13/01662 set out in the Planning History section above, excluding exempt information.

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.

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.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACI12
ACI12R | Obscure glazing (1 insert) in the first floor flank elevation
I12 reason (1 insert) BE1 |
| 4 | ACK01
ACC01R | Compliance with submitted plan
Reason C01 |

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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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