

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

Application No : 14/03779/FULL6

Ward:
Hayes And Coney Hall

Address : 17 Hartfield Crescent West Wickham
BR4 9DN

OS Grid Ref: E: 540258 N: 165033

Applicant : Mr D Selvarajah

Objections : YES

Description of Development:

Single storey rear extension RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

The application seeks retrospective planning permission for a single storey rear extension. The extension projects 3.3m in depth for a width of 6.8m and retains a distance of 1.255m to the eastern side boundary and approximately 3.9m to the western side boundary. The extension has an inverted pitched roof which projects up from the rear of the existing property to a maximum height of 3.9m. There are no windows in the eastern flank elevation, a set of doors in the western flank elevation and a large set of doors within the rear elevation.

Location

The application site is a single storey detached bungalow on the north-eastern side of Hartfield Crescent. The property has also recently had the benefit of alterations to the roof to create rooms in the roof space. The host dwelling and neighbouring houses are located on a hill and as such the gardens to the rear slope steeply upwards away from the properties.

Comments from Local Residents

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

- the height is over the top and cuts out all light

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

Comments from Consultees

There were no external or internal consultations made on 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

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. 13/00179, a certificate of lawfulness application was granted for a Hip to gable, rear dormer and rooflights in front roof slope.

Under ref. 12/03103, planning permission was granted for a detached play house in rear garden and raised decking.

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 property is a detached bungalow which has recently been extended to the roof. Both neighbouring properties are also bungalows. All the properties in this section of Hartfield Crescent sit on a hill with the rear gardens sloping steeply upwards to the rear. The host property has steps from the rear patio, which lies in line with the ground level of the property, up to the garden level which is considerably higher. As such the roof of the extension has been constructed to slope up away from the rear of the house to allow for adequate light and outlook to the new room. The extension is a modest depth and retains a separation of approximately 3.9m to the western boundary shared with No. 15. As such Member's may consider that this neighbouring property is not unduly harmed by the extension.

A distance of 1.255m is retained to the eastern side boundary and as such the extension is closer to this neighbouring property at No. 19. Comments have been received from the occupier of this property with regards to the height of the extension and the impact on light. Due to the design of the roof, it increases in height from the rear of the existing property from approximately 3m to 3.9m. As such Member's may consider that as the depth and height of the roof which adjoins the existing dwelling may be considered to be acceptable with regards to the limitations of permitted development, it is the additional height of the roof due to the inverted pitch that is to be considered.

The neighbouring property at No. 19 sits to the south-east of the host dwelling. As well as the separation of 1.255m provided between the flank wall of the extension and the side boundary, there is additional separation from this shared side boundary to the property at No. 19. The extension whilst visible from this neighbouring property is also partially obscured by the existing boundary treatment on this shared boundary.

Taking all this into account Member's may consider that the extension does not cause a significant impact to the amenities of the neighbouring properties as to warrant a refusal.

Background papers referred to during production of this report comprise all correspondence on the file set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

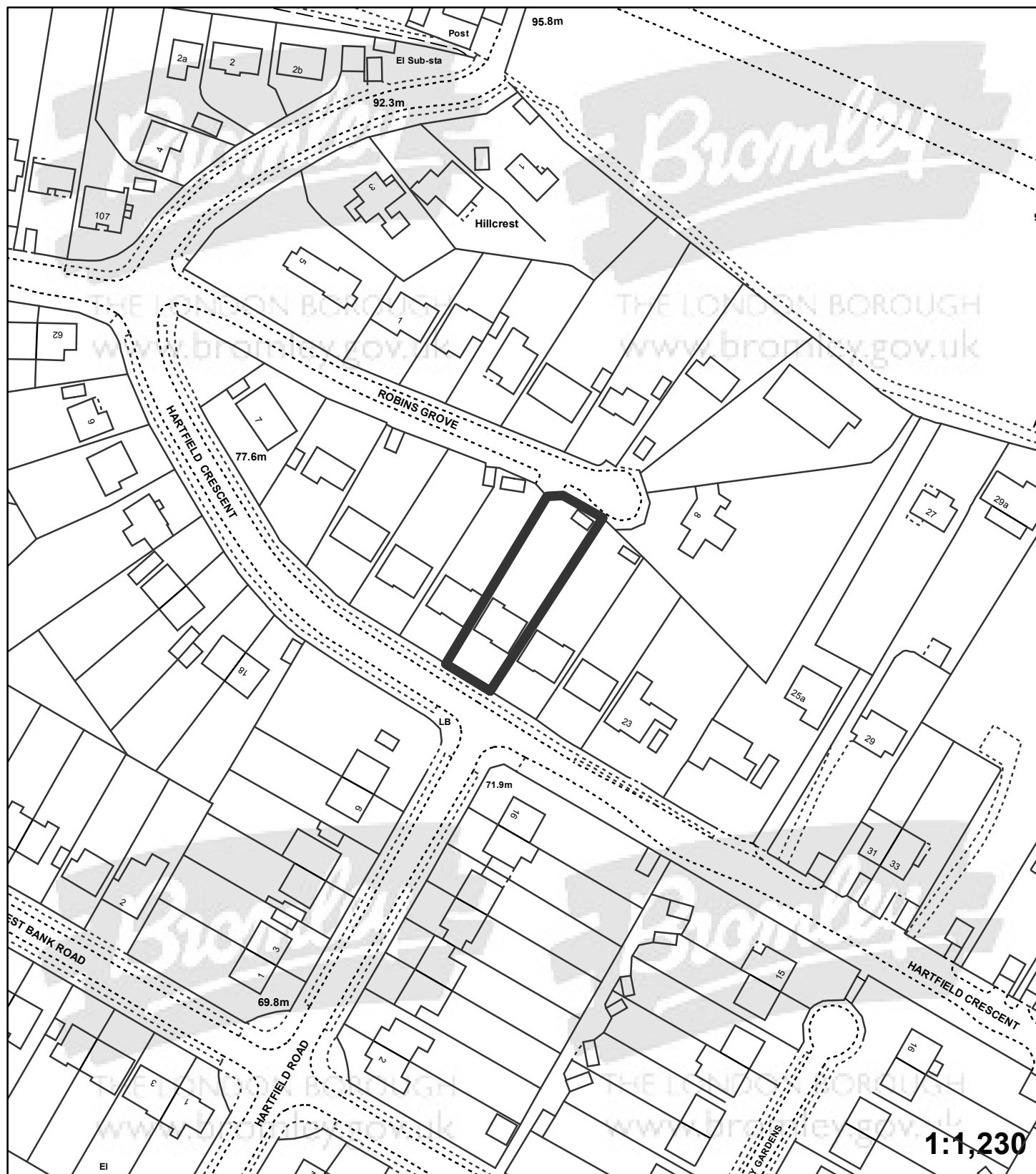
Subject to the following conditions:

- 1 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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