

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

Application No : 15/01088/FULL6

Ward:
West Wickham

Address : 11 Boleyn Gardens West Wickham BR4
9NG

OS Grid Ref: E: 537981 N: 165588

Applicant : Mr Chris Mullins

Objections : YES

Description of Development:

First floor side extension (amendment to permitted application 14/03116/FULL6 to include alterations to roof and bay window)
RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 51

Proposal

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The application seeks retrospective permission for a first floor side extension. The application is an amendment to permitted application 14/03116/FULL6 to include alterations to the roof and bay window. The roof has been extended in width with the parapet wall removed, and the bay window within the extension enlarged with a pitched roof to match the bay window in the existing property.

Location

The application site is a two storey semi-detached property on the south-eastern side of Boleyn Gardens, West Wickham. The surrounding properties are of similar size and design, although some appear to have benefited from extensions.

Consultations

Comments from Local Residents

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

- o Out of scale with neighbouring properties
- o Detracts from appearance of the road
- o Over development
- o Applicant has ignored the terms of the planning permission previously granted and if the applicant can build whatever he wants and then obtain permission for it what is the point of having planning laws
- o Application states that no additional access to the highway will be required and no trees removed, but a driveway has been constructed and a tree removed
- o Drawings are incorrect
- o Extension is not in accordance with others in the area
- o Roof has been extend much further than previously approved
- o Imposing structure which is oversize
- o Loss of privacy and overlooking to neighbouring property across the road
- o No. 14 Boleyn Gardens was refused permission under ref: 03/02124/FULL6 because of the size and over dominance as no. 14 wanted the same pitched roof over the garage.
- o The application is a quality improvement to that dwelling and the neighbourhood
- o The work has been carried out to a high standard in a professional manner with minimum nuisance to neighbours

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

Comments from Consultees

There were no internal or external consultees consulted on this application.

Planning Considerations

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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

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: 93/00235/FUL planning permission was granted for a single storey front/side extension.

An application for a First floor side extension was refused under ref: 14/01286/FULL6 for the following reason;

'The proposal does not comply with the Council's requirements for a 1 metre side space to be maintained to the flank boundary in respect to two storey development, in the absence of which the proposal would constitute a cramped form of development and contrary to Policy H9 of the Unitary Development Plan.'

More recently planning permission was granted for a 'First floor side extension' under ref: 14/03116/FULL6.

Conclusions

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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 is an amendment to previously approved application 14/03116/FULL6. As such, the principle of a first floor side extension has been established. The applicant has applied retrospectively for amendments to the extension which include an extended roof, the removal of the parapet wall to the side, and an enlarged bay window with pitched roof above. The Council has received comments from a neighbouring property and the West Wickham Residents' Association in objection to the scheme. A letter of support for the application has also been received from a neighbouring resident.

The main issues are whether the amended design constitute a significantly detrimental impact on the appearance of the host dwelling and area in general, and whether the amendments cause any additional impact than the previously approved scheme on the amenities of the neighbouring residential properties, as to warrant a refusal of planning permission. Further to comments received from a neighbouring property, it is noted that an application at no. 14 Boleyn Gardens was refused under ref: 03/02124/FULL6 for a 'Two storey front/side extension and single storey rear extension'. One of the reasons for refusal was the projection of the extension forward of the main front building line and inclusion of a gable end roof design which lead to a bulky and over dominant extension. However, this extension differs from that of this application at no. 11, in that it projected forward of the main front building line and contained a half hip roof design and front gable end feature. Furthermore, it must be noted that there were other concerns with this previous scheme at no. 14 which lead to its refusal. In addition, each case must be determined on it's own merits in accordance with the relevant policies at the time of submission.

Policies H8 and BE1 of the Council's UDP are of relevance in this instance. Policy H8 seeks to ensure that the scale, form and materials should respect or complement those of the host dwelling and should be compatible with development in the area. Policy BE1 refers to the design of new development and seeks, amongst other matters, that development that is imaginative and attractive to look at, and complements the scale, form, layout and materials of adjacent buildings and areas.

The increase to the roof allows for a pitched roof above the enlarged gable end. The design of the roof remains hipped, to match the adjoining semi, and as such Members may consider that the increased bulk does cause any additional impact to the character of the host dwelling or residential amenities of the neighbouring properties than the previously permitted scheme. The enlarged bay window with pitched roof above is located in the front elevation facing the highway. Concerns have been raised with regards to overlooking to the front windows and rear gardens of the property at no. 10 which lies opposite the application site. However, whilst these concerns are noted, Members must consider the relationship between the host dwelling and neighbours on the opposite side of the highway, whether the enlarged window leads to any additional opportunities for overlooking than currently exist from the upper windows of the existing property or the proposed window in the previously approved scheme. The design of the window and pitched roof is similar to that of the bay window in the existing property. Concerns have also been raised with regards to its size and dominance. Whilst it is larger in size and provides a more dominant feature than the previously approved smaller bay window, Members may consider that the appearance remains in keeping with the style of the host dwelling and that of the adjoining semi and other neighbouring properties. Furthermore, Members may also consider that the scale of this feature is not significantly detrimental to the character of the host dwelling or area in general as to warrant a refusal on this basis.

Having had regard to the above, Members may considered that, on balance, the development 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:

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| 1ACA01 | Commencement of development within 3 yrs |
| ACA01R | A01 Reason 3 years |
| 2ACK01 | Compliance with submitted plan |
| ACK05R | K05 reason |
| 3ACC04 | Matching materials |
| ACC04R | Reason C04 |

4ACI09	Side space (1 metre) (1 insert)	south-western			
ACI09R	Reason I09				
5ACI13	No windows (2 inserts)	south-western	first	floor	side
	extension				
ACI13R	I13 reason (1 insert)	BE1			