

Application No : 15/01327/FULL6

Ward:
West Wickham

Address : 1 The Crescent West Wickham BR4 0HB

OS Grid Ref: E: 539312 N: 167440

Applicant : Mr Andre Verazzo

Objections : YES

Description of Development:

Part one/two storey side extension and single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 2

Proposal

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The application seeks planning permission for a part one/two storey side extension and single storey rear extension.

The part one/two storey side extension will project 2.836m in width from the northern side of the property to abut the northern side boundary which forms the rear boundaries of no.'s 164-182 Goodhart Way. The two storey element of the proposed side extension will extend in line with the existing rear elevation of the main dwelling for a length of 6.51m, and will be set back from the front building line of the property. The single storey element of the side extension will then project a further 1.911m forward of the two storey element. The roof of the two storey element of the side extension will be hipped to a similar angle as the existing roof of the main dwelling and will be set lower than the ridge of this existing main roof. Amended drawings were received on 23.04.15 to indicate a small parapet along the side of the roof to prevent the overhang of the eaves. The single storey element of the side extension will have a pitched roof which will slope down from the front elevation.

The single storey rear extension will replace an existing single storey rear extension to project 4.638m in depth from the rear of the dwellinghouse for the full width of the existing dwelling. It will abut the boundary with the adjoining semi at no. 3 and will retain a distance of 2.836m from the northern flank wall to the northern side boundary. The single storey rear extension will have a flat roof to a height of approximately 3.35m, when scaled from the submitted drawings.

Location

The application site is a two storey semi-detached property on the eastern side of The Crescent, West Wickham. The surrounding properties are residential with some being detached and others semi-detached. The northern side boundary of the property forms the rear boundaries of no.'s 164-182 Goodhart Way.

Consultations

Comments from Local Residents

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

- o There should be no overhanging guttering or pipework
- o There should be no overhanging eaves or any other part of the building protruding over the boundary
- o There should be no protruding flue to dissipate fumes over the garden
- o No fencing should be removed and the neighbouring garden should not be damaged
- o Neighbouring property at no. 166 and 168 Goodhart Way will not allow any part of their garden to be utilised for the erection of the building and no scaffolding on their land or access to their land
- o Neighbouring property at no. 166 and 168 Goodhart Way will not allow any access for future cleaning and maintenance
- o Proposed work will take a long time and will deny access to peaceful garden and disrupt lives of neighbouring property
- o The extension will mean the property will be closer to the gardens of Goodhart Way taking away sense of openness, space and fresh air
- o The new side wall of the property should be finished the same as the rest of the house which will be difficult without access to neighbouring land
- o Footing required for extension will damage the decking at the rear of no. 168 Goodhart Way
- o Increased bulk imposing visually on the use of the land to the rear of no. 166 Goodhart Way
- o Extension will decrease value to neighbouring property

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 above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

Planning History

Under ref: 06/02164/FULL6 planning permission was granted for a Side dormer extension.

Under ref: 06/04222/FULL6 planning permission was granted for a Part one/two storey front/side extension.

Under ref: 08/00916/FULL6 planning permission was granted for a Part one/two storey front/side extension (Revisions to permission ref. 06/04222 to increase roof height and bulk and elevational alterations).

Under ref: 15/01322/PLUD a certificate of lawfulness was granted for a Side and rear roof extensions and front roof lights.

Conclusions

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.

Planning permission for a Part one/two storey front/side extension at the property has been previously approved by ref: 06/04222/FULL6, with a revision to this permission granted under ref: 08/00916/FULL6. These previous applications had a similar design to that of this proposed application, with the part one/two storey front/side extension projecting up to the side boundary and retaining an element of subservience with a lower ridge height than the host building. The previously permitted side extensions showed the single storey element projecting further forward than this proposed application.

Policy H9 of the UDP indicates that normally a minimum of 1m side space from the flank wall to the side boundary for the full height and length of a proposal for two or more storeys. This policy seeks to prevent a cramped appearance within the streetscene and to safeguard the amenities of the neighbouring properties. This application proposes a part one/two storey extension which will abut the northern side boundary, which forms the rear boundaries of no.'s 164-182 Goodhart Way. There is approximately a minimum distance of 23m from this boundary to the rear of these properties in Goodhart Way. The previously permitted applications also

extended to the side boundary and did not provide this 1m side space. However, these applications were considered to be acceptable as the sense of space, which policy H9 seeks to maintain, was considered to be retained due to the positioning of the property in relation to those in Goodhart Way. A number of concerns have been raised by the neighbouring properties at no.'s 166 and 168 Goodhart Way. Many of these concerns relate to the impact of the building work on their land, encroachment over the boundary and prevention of access to their land during and after the construction of any works. Whilst these concerns are noted, they are private legal matters and cannot be taken into account as not material considerations in the determination of a planning application. Furthermore, the plans submitted do not appear to indicate any encroachment over the boundary, with the amended drawings received 23.04.15 showing a revised roof design to prevent the overhang of the eaves and guttering. There are no flank windows proposed in the side extension, which will prevent the opportunities for any direct overlooking. Taking all this account and given the previous permissions at the site, Members may consider that in this instance there would not be a cramped appearance nor a detrimental impact on the neighbouring properties resulting from this side extension and as such the aims and objectives, which policy H9 seeks to ensure, are achieved.

The proposed design of the part one/two storey side extension shows the two storey element set back from the front building line and the ridge height lower than the main roof, which reduces the scale of the extension and creates an element of subservience. The materials are indicated to be similar to that of the existing dwelling and the roof of the two storey element is shown to be hipped at an angle similar to that of the main roof providing a coherent appearance to the dwelling. Therefore, whilst the extension will create an element of unsymmetrical appearance between the semi's, Members may consider that the scale and design of the proposed part one/two storey side extension is sympathetic to that of the host dwelling and adjoining semi, and therefore compliant with the general aims and objectives of policy H8 and BE1 in relation to scale and design.

The single storey rear extension will project 4.638m in depth, which the submitted drawings indicate will be similar to that of the existing single storey extension which is to be replaced. It will be separated from the northern side boundary by a distance of 2.836m and will abut the southern side boundary with the adjoining semi at no. 3. No. 3 The Crescent also benefits from a single storey rear extension which projects to a similar depth as the existing extension at the host dwelling, and as such also the proposed extension. The extension will not be visible from the street scene, and the application indicates materials similar to that of the existing property. As such, the scale and design proposed is considered appropriate to host dwelling. There are no windows proposed in the southern flank elevation. A set of sliding doors are proposed in the northern elevation. However, these will be at single storey and located some distance from the rear of the neighbouring properties in Goodhart Way. Accordingly, taking the above into account, Members may consider that the single storey rear extension would not cause any significant harm to the amenities of the neighbouring properties nor the character of the host dwelling and area in general.

Having had regard to all 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 cause an unacceptable degree of impact on the host dwelling or character of the surrounding 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:

- 1ACA01 Commencement of development within 3 yrs
- ACA01R A01 Reason 3 years
- 2ACK01 Compliance with submitted plan
- ACK01R K01 reason (insert reason)
- 3ACC04 Matching materials
- ACC04R Reason C04
- 4ACI13 No windows (2 inserts) northern flank part one/two storey
side extension
- ACI13R I13 reason (1 insert) BE1