

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 15/00806/FULL6

**Ward:**  
**West Wickham**

**Address :** 14 Wilmar Gardens West Wickham BR4  
0LH

**OS Grid Ref:** E: 537663 N: 166296

**Applicant :** Mr Paul Skelton

**Objections :** YES

### **Description of Development:**

Part one/two storey side/rear extension

Key designations:

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

### **Proposal**

The proposal is for a part one/part two storey side/rear extension.

The two storey side extension will be set back from the front elevation by 3.6m. It will project 4m along the boundary and will then be set off the boundary for a further 5m depth.

The rear part of the extension will project 3.6m in depth and will be set in 5m from the common boundary with No.12 and 7m at first floor level.

A small ground floor window will be located on the eastern flank serving the kitchen. A high level window serving the bedroom at first floor level will be located on the western flank, in addition to doors serving the family room.

The ridge height of the extension will be lower than the existing property and materials are proposed to match the existing.

### **Location**

The application site is a two storey detached property located on the northern side of Wilmar Gardens, West Wickham. The property abuts a public footpath alleyway to the eastern boundary.

The property has not been previously extended, is not listed and is not located within a Conservation Area.

## **Consultations**

Nearby owners/occupiers were notified of the application and one letter of objection has been received. The objection can be summarised as follows:

- The proposed 2 storey blank faced will impact on the openness and feel of the footpath and reduce the natural surveillance afforded by this open aspect, potentially compromising the safety of those using it.
- There have been some recent issues with vandalism along the footpath so any reduction in surveillance could exacerbate this problem.
- It is not clear how the extension will be constructed without affecting the safety of users along the footpath.
- Due regard has not been given to No.16 as it is not shown on the plans. The proposals will impact on the amenity of No.16, with the proposed 2 storey monolith disrupting the outlook and shading the garden
- The proposals do not comply with Policy H9 as it is proposed to build to the boundary.
- Reduction of space around the buildings when viewed from Wilmar gardens and the relationship between the buildings will appear cramped.
- Will impact upon sunlight, privacy overbearing and amenity of No.16
- Loss of side garden and significant amount of rear garden
- -Overdevelopment as proposal will increase floor area by 50%.
- Out of keeping with the character of the neighbourhood.

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  
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

No relevant planning history

## 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 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.

### Impact upon character and appearance of the host dwelling and the surrounding area.

The application site is a detached property with a public footpath that runs along the eastern boundary. There is an existing wide side space between the existing flank wall and boundary ranging from 1.4m at the front of the property to 4.5m to the rear of the site. The proposed two storey side extension will be set back from the front wall of the house by approximately 3.6m. It will then abut the side boundary for a length of 4m and will then angle away from the boundary projecting 5m in depth, parallel to the existing flank wall, leaving a setback of 2.76m at its widest point between the flank wall and side boundary.

Policy H9 refers to what the Council will normally require in terms of retaining a side space. In some instances where there is appropriate justification, it may not be that a full height and length of the flank wall be required. The purpose of Policy H9 is to retain space around residential buildings to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. Furthermore, the policy seeks to prevent a cramped appearance and unrelated terracing from occurring.

Whilst it is accepted in this case that the two storey extension will abut the side boundary for 4m, the context of the site is unique in that there is a public footpath which runs alongside the side of the property. This space will therefore always be maintained and a terracing effect will not occur. Moreover, the two storey extension will be substantially set back from the front elevation by 3.8m and due to the tapered nature of the boundary, this will further prevent a cramped appearance. The proposal is therefore not considered to be detrimental to the character and appearance of the surrounding area and will comply with the purpose of Policy H9.

It is also noted that the property immediately across the road, No.44 Wilmar Gardens has a similar relationship to the subject site, with their side boundary abutting a public footpath. No.44 has a two storey side extension along this boundary for the full length of the flank wall.

### Impact upon neighbouring properties

The ground floor element of the rear extension will be set in from the boundary with the neighbouring property no.12 by approximately 5m and the first floor by 7.8m and therefore is not considered to affect the amenities of the occupiers of this property in terms of sunlight/daylight. A window on the first floor is proposed on the western elevation, however this will be high level and will therefore not cause any privacy issues to no.12.

No. 16 is separated from the subject site by the public footpath and has an even wider plot of land to the side than the subject site, which is currently occupied by a garage. Given this context, the proposal is not considered to impact upon amenities of no.16 in terms of loss of sunlight/daylight or outlook. Only a ground floor window is proposed on the western flank elevation and this will not affect the privacy of No.16.

Having regard to the additional separation between the proposed extension at no. 18 and the neighbouring property at no. 16 due to the alleyway, and the increase in side space to the rear of the extension, Members may consider that, on balance, the scheme may not cause such harm to the character of the area as to warrant a planning refusal. Furthermore, Members are asked to consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents.

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

### **RECOMMENDATION: PERMISSION**

#### **Subject to the following conditions:**

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

**Reason: Section 91, Town and Country Planning Act 1990.**

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.**

- 3 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development**

hereby permitted shall as far as is practicable match those of the existing building.

**Reason:**In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 4** No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the side elevation(s) of the extension hereby permitted, without the prior approval in writing of the Local Planning Authority.

**Reason:**In order to comply with Policy BE1; of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.