

Section 2 – ‘Items for special consideration’

Application No : 15/03281/FULL6

Ward:
West Wickham

Address : 19 Stambourne Way West Wickham BR4
9NE

OS Grid Ref: E: 538437 N: 165468

Applicant : Mr Gregory Hutchings

Objections : YES

Description of Development:

Part two storey, part single storey rear extension. Alterations and extension to front porch with front roof lights.

Key designations:

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

Proposal

This application proposes a part one/two storey rear extensions & roof alterations, new front porch and conversion of garage to store & utility room.

Location

The site is a two storey detached dwelling house and is located on the northern side of Stambourne Way, West Wickham.

Consultations

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

1) Privacy. The proposed 5 metre, two storey extension includes two new side windows - one upstairs and one downstairs - which will directly overlook our sitting room, an upstairs bedroom and our patio area. Equally, the proposed inclusion of French doors, floor to ceiling glass doors on the first floor and a Juliette balcony will mean that our neighbours will be able to see into our entire garden. There are no trees between this property and ours so there is no natural screening. This proposal is therefore highly invasive, compromising our privacy not only within the house but also in the garden. This will have a truly detrimental effect on our private lives as there will be nowhere to sit in our garden without being overlooked. My fundamental concern is that these proposals would result in a complete loss of

privacy for our family. The severe and negative impact that this would have on our home life is one of many reasons as to why we feel that these proposals should not go ahead.

2) Loss of light. The size of the proposed extension will severely restrict the amount of natural light that our property will receive. This will mean that the rooms at the back of our house are made considerably darker. The sheer size of this extension will greatly overshadow our property, directly impacting us more than it would for any of our neighbours. This is because of the very close proximity between our property and the proposed extension site, which is approximately only 2.5 metres away from our property.

3) Overshadowing. The sheer scale and mass of this 5 metre, two storey extension on the back of the house will totally overshadow our property. Equally, the fact that the proposed site of extension is already on a slight incline will exacerbate this.

Comments from Consultees

Highways -

The development will result in loss of one parking space by conversion of the garage to a habitable accommodation. However, there are spaces available within the site's curtilage which would be utilised for parking. Therefore on balance as it is a small development I raise no objection to this proposal.

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

SPG1 General Design Principles
SPG2 Residential Design Guidance

Planning History

There is no planning history associated with the application site.

Of relevance are several planning applications of a similar nature which have been granted planning permission along Stambourne Way:-

No. 20 - Two storey front and part one/two storey rear extension. 4.1m beyond original rear wall. (ref: 10/01395)

No.22 - Two storey rear extension. 4m ground + 3.5m 1st storey + side and front development of property (ref 12/01285/FULL6).

No. 23 - Two storey rear extension. 4m beyond the original rear wall (ref 08/00577/FULL6).

No. 25 - First floor front and rear and single storey rear extensions (ref 03/00149)

No.33 Two storey side and rear extension. 4.33m beyond rear wall of original wall. (ref 12/2023/FULL6).

Conclusions

The scheme seeks to provide various elements; a front porch with roof light above, conversion of garage to store & utility room & part one/part two storey rear extensions. The rear garden faces to the north north-east. The property remains unextended. This scheme proposes a pitch roof over the two storey extension with the single storey extension having a flat roof with a roof lantern. The height of the two storey extension measures 5.7m to eaves and 7.9m to the ridge. The depth measures 5m at both ground and first floor level. The single storey element measures 3.2m in height and 4.1m in depth. The side space to the boundary with No.21 measures 1m whilst the side space to the boundary with No.17 measures 1.5m It is noted that new windows are to be introduced to the flank elevation at first floor level which would serve a bedroom.

The overall height and depth of the rear extension is considered to have a harmful effect upon the neighbours at No.17. No.17 has been extended but only at ground floor level. Objections have been raised regarding the loss of privacy, light and overshadowing. There is approximately 1.5m to the boundary with No.17 and it is considered these issues raised by the neighbour would result in a loss of privacy from the first floor flank windows and Juliet balcony. There will also be a degree of loss of light and overshadowing to the neighbours patio area, coupled with a loss of prospect when sat looking at a large two storey flank wall resulting in a harmful visual impact. Whilst other similar extensions have been granted planning permission on Stambourne Way it is noted that none have been allowed with a depth of 5m beyond the original rear wall.

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 may be considered that the development in the manner proposed is not acceptable in that it would result in a significant loss of amenity to local residents.

Background papers referred to during production of this report comprise all correspondence on file ref(s). DC/15/03281, excluding exempt information.

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

- 1 The proposed two storey rear extension by reason of its height and depth would have a detrimental impact on the visual amenities of neighbouring properties to either side, contrary to Policy BE1 of the Unitary Development Plan.