

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

**Application No :** 15/03604/FULL6

**Ward:**  
Hayes And Coney Hall

**Address :** 58 Harvest Bank Road West Wickham  
BR4 9DJ

**OS Grid Ref:** E: 540128 N: 165096

**Applicant :** Mr Liam Murphy

**Objections :** YES

**Description of Development:**

Extension to lower ground and ground floors with balcony and terrace area and construction of an additional floor to form 3 storey dwelling

Key designations:

Smoke Control SCA 51

**Proposal**

The application proposes to construct a first floor extension to the existing property to form an additional storey, and to allow an internal reconfiguration including the provision and relocation of four bedrooms. The current application is an amended version of a scheme assessed and approved by Members under reference DC/12/02173. The scheme varies from that permission with an increase in the height and pitch of the roof and the extension of the lower ground floor and terrace.

The proposal would result in an increase in the height of the dwelling by approximately 4 metres to the front elevation. This is an increase of 0.98m from the 2012 approved scheme (previously 3.1m).

To the rear of the property the existing conservatory located at ground and lower ground floor level is to be removed. A two storey rear extension to the existing ground and lower ground floor levels is proposed which accommodates a new breakfast room and small balcony at ground floor and a new games room and terrace at lower ground floor level.

**Location**

The application site is located towards the eastern end of Harvest Bank Road close to the junction with Hartfield Crescent. The area is predominantly residential in character with detached and semi-detached properties located within spacious plots. There is a significant difference in level from road to site, with the site being located at a lower level than the road with the property being viewed down upon from the street.

## Consultations

Nearby owners/occupiers were notified of the application and no representations were received.

## 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.

Ref. Number	Description	Status	Decision
07/02628/PLUD	Elevational alterations to infill under croft and conversion of part of basement to provide additional accommodation		PPUD 30.08.2007
12/02173/FULL6	Extension to lower ground and ground floors with balcony and terrace area and construction of an additional floor to form 2/3 storey dwelling	Permitted	02.10.2012

## Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the area and street scene in general

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.

Policies BE1, H8 and H9 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area. The area around the site is predominantly residential and the buildings in the area are predominantly detached dwellings with large rear gardens.

As noted above, the current application is a variation to the 2012 approved permission which was assessed and deemed acceptable by Members. The variation to that approved scheme now includes an increase in the height and pitch

of the roof and the extension of the lower ground floor and terrace. At the time of the 2012 permission officers considered that the proposed extension 'maintained a reasonable distance towards the boundary of the site; and that the overall size and scale of the extension appears subservient to the host dwelling and would not result in a significant impact on the street scene due to the difference in ground levels between the road and the application property'. The increase in the overall height of the roof by 0.98m and change to the size of the lower ground floor and terrace would be similar to the approved scheme, which has already been considered acceptable in principle. Whilst the changes would result in a slightly bulkier development, officers consider that the amendments would not result in a significantly different form of development than the approved scheme. The proposal is therefore considered to respect the character and appearance of the area, street scene in general and the existing house. It is therefore considered to comply with Policies BE1 and H8.

In terms of the impact to the residential amenities of neighbouring residents, officers consider that due to the orientation of the site, existing boundary screening, the differences in land levels and the location of the proposed extensions there would appear be no significant undue impact on existing residential amenity. Officers have considered the existing extant permission, together with the amendments and the position of the proposed extension, which would be located some 2.8 metres away from the boundary with number 56 and around 1.5 metres away from the boundary with number 60. The proposed rearward projection of the extension is on balance considered not to result in any significant harm to neighbouring residential amenities due to the location of existing buildings, and boundary vegetation. The balcony at ground floor level would include a privacy screen on the west facing elevation, adjacent to No 58. The terrace at lower ground floor level would be extended, however there is already some level of overlooking from the existing raised ground level and when considering the vegetation surrounding the site and existing permission officers consider that the terrace would be on balance acceptable.

Having had regard to the above it was considered that the development in the manner 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 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 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.**

- 3 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.**

- 4 Details of the means of privacy screening for the balcony(ies) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details and permanently retained as such.**

**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.**

- 5 Before the development hereby permitted is first occupied, the proposed window(s) in the first floor East and West facing elevations shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.**

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