

SECTION '2' – Applications meriting special consideration

Application No : 15/04697/FULL6

Ward:
Hayes And Coney Hall

Address : 12 Dukes Way West Wickham BR4 9AU

OS Grid Ref: E: 539356 N: 165478

Applicant : Mr Weir

Objections : YES

Description of Development:

Two storey side extension.

Key designations:

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

Proposal

The site is a two storey semi-detached dwelling located to the end of the cul-de-sac and to the north side of Dukes Way. This application proposes a two storey side extension which due to the configuration of the site boundary proposes an angled flank wall to the eastern elevation.

The applicant has advised that flood mitigation measures include for the floors to be level with existing floor levels and above the surrounding ground level.

Consultations

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

- o Query over accessibility of plans
- o Concerns over existing outside lighting and potential of any proposed to cause disturbance
- o Large extension - Overpowering impact
- o Reduced sunlight to back garden
- o Not opposed in principle but concerned with the size of this proposal
- o Concerns that extensions in Dukes Way on average are 12 - 14 foot wide max. This is a very wide extension more like another house
- o Concerns are raised by Coney Hall Village Residents Association include impact on privacy and outlook, visual impact, impact on general open character of the area, loss of side garden is harmful to the setting of the building

A supporting document has been received from the applicants which advises that the influence for the proposed siting and design was to maximise the best garden space for family use given the irregular plot shape; a 'normal' side extension would result in an area to the side of the house which would effectively become unused. It highlights the number of large two storey side extensions in the vicinity and the footprint of the proposed development (about 35square metres) is not incomparable to those existing.

It states that the proposed extension will retain existing garden and mature fruit trees as the proposed foot print will span an existing concrete slab to the side of the house and the existing concrete bases of the existing garage and shed base beside and therefore seeks to retain useable garden space.

No objections are raised by Thames Water in respect of Waste and Water; informatives are suggested.

Drainage comments note that the site is within the area in which the Environment Agency - Thames Region - require restrictions on the rate of discharge of surface water from new developments into the River Ravensbourne or its tributaries.

Given parking will be available within the curtilage of the site no Highway objection is raised to the loss of the garage.

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 Sidespace

London Plan Policy 7.4

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.

Consultation responses raised concern in respect of visual impact, impact on general open character of the area and that the loss of the side garden is harmful to the setting of the building. The front wall of the proposed extension will double the frontage of the original house and increase towards the rear. The design proposes a lower roof line to the main ridge and will help point to a degree of subservience to the host dwelling.

With regard the impact on the street scene and the character of the area given the set back and siting of No 12 the site does not have undue prominence within the overall street scene. The side space to No 12 does provide an openness to the street scene, with views through to the rear of houses in Lennard Avenue. It is

noted that there are a number of large two storey extensions in the vicinity which sit flush with the main building line and continue the original ridge height. Dukes Way is a very pleasant residential environment but it should be noted that it does not fall within any particular designation (Conservation Area/Area of Special Residential Character). On balance, given that a minimum 1.2m sidespace is proposed, the context of the street scene, the siting of the extension, the subservient roof design and the prominence of existing two storey extensions within the street scene, it may be considered that these factors combined may support the extent of development in this particular instance in that it would not result in a detrimental impact on the overall street scene.

In respect of impacts on the amenities of the occupants of surrounding residential properties, neighbour concerns are noted including concern in respect of overpowering/visual impact and loss of sunlight. Due to the proposed siting the greatest of impacts is likely to fall to the amenity of occupants of No 10. Due to the cul-de-sac layout the siting of the original houses results in the footprint of No 10 further forward than that of No 12 and the rear garden of the application site facing in a northerly direction and that to the adjacent property at No 10 in a north north-easterly direction. The proposed development is set a minimum 1.2m from the boundary with No 10. Approximately 2.9m of the angled flank will run parallel with the boundary of No 10 and then angle for 3.2m to the rear wall. This angles away from the boundary and the separation will increase from c 1.2m to 3.4m. The proposed roof design is hipped and is subservient to the main ridge, set lower by c 1m.

This is a large extension which will likely have some impact on neighbouring amenity and therefore careful consideration is to be given as to the extent and significance of this impact and whether it will be so overbearing as to warrant a planning ground of refusal. The houses in Dukes Way back on to the rear gardens of houses in Lennard Avenue; due to this and the angle of No 12, there is an open aspect to the rear garden of No 10. From front to back the overall depth of the proposed extension will be 5.7m. Due to the angle of the proposed siting, the increasing separation to the rear of the proposal, the hip roof design and subservient roof height and the orientation and overall relationship to the adjacent property at No 10 it may be considered, on balance, that the impacts of the proposal will not be so significant as to warrant a planning ground of refusal in respect of impact on neighbouring amenity.

This is a finely balanced case but having regard to the matters discussed above Members may find that, on balance, the proposed development is acceptable in that it would not cause such significant harm to the character of the area and to the amenities of the occupants of surrounding residential properties as to warrant a planning refusal.

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 appearance of the building and the visual amenities of the area

- 3** Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

To ensure satisfactory means of surface water drainage

- 4** Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason:In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

- 5** The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise 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 appearance of the building and the visual amenities of the area.