

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

**Application No :** 15/05381/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 Area  
London City Airport Safeguarding  
Smoke Control SCA 51

### **Proposal**

Planning permission is sought for a part two storey, part single storey rear extension and alterations and extension to front porch with front roof light.

The application is a resubmission of a previously refused application (application ref:- 15/03281).

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:

- o Overshadowing  
The scale and mass of the proposed extension at first floor level will overshadow our property due to the height and depth that is proposed. The close proximity will result in a loss of privacy and prospect as we will be left looking at a large two storey flank wall as the proposed extension would only be 2.5 metres away from our property. Equally the fact that the proposed site of extension is on a slight incline will further exacerbate this.
- o Loss of light  
Our property faces North and we get a limited amount of sunlight to the back of our home. The size of the extension will restrict the amount of natural light

our property receives. This will mean that the rooms at the back of our house are made considerably darker. This will impose on us more than it would for any of neighbours.

- o Privacy  
There is no natural screening from trees or hedges between both houses and we feel that the proposed Juliette balcony and siting of the doors and side window will be very invasive and will impact on our privacy.

## **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

Policy BE1	Design of New Development
Policy H8	Residential Extensions
Policy H9	Side Space

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

SPG No.1 - General Design Principles  
SPG No.2 - Residential Design Guidance

London Plan Policies:

- 3.5 Quality and Design of Housing Developments
- 5.3 Sustainable Design and Construction
- 7.4 Local Character
- 7.6 Architecture

## **Planning History**

Under planning application reference: 15/03281 planning permission was refused on 13th October 2015 for the following reason:-

*"The proposed two storey rear extension, by reason of its height, bulk and depth, would be seriously detrimental to the amenities of adjoining occupiers by reason of loss of light, privacy and outlook, thereby contrary to Policy BE1 of the UDP."*

## **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 in particular to No.17 Stambourne Way.

## Design

Following the refusal of the previous application the agent has submitted revised drawings reducing the depth of the rear extension from 5m at ground and first floor level to 4m on the ground floor and 3.2m at first floor level (closest to the shared boundary with No.17). On the opposite shared boundary the single storey element of the extension measures 3.4m in depth x 3.8m in height.

The scheme also seeks to changes to the front porch with roof light above and conversion of garage to store & utility room.

The rear garden faces to the north north-east. The property remains unextended. The scheme still proposes a pitch roof over the two storey extension with the single storey extension having a slightly sloping roof with part glazed roof. The height of the two storey extension measures 5.7m to eaves and 7.9m to the ridge. French style doors are proposed at first floor level with bi-folding doors on the ground floor.

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 bathroom and would be obscure glazed.

## Impact to neighbours

The first floor has been staggered to lessen the impact to the neighbour at No.17 Stambourne Way. Whilst the extension is still considered large on balance in view of the distance to the boundary 1.5m it may be considered acceptable.

The neighbour at No.17 has objected on the grounds of overlooking, loss of light and privacy. The additional bulk and mass being added to the property is considered on balance to be acceptable. The window at first floor level on the flank elevation is now obscure glazed and the french doors and Juliet balcony (whilst creating additional glazing) are not considered to create any additional overlooking than the existing first floor windows.

There will still be a degree of loss of light and overshadowing to the neighbours patio however as the garden is north facing and in view of the reduction of the extension in particular at first floor level it is not sufficient to warrant refusal of the application.

## Material considerations

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)

No. 22 is similar to the current application at No.19 which was granted planning permission for a two storey rear extension where the rear depth was 3.5m at first floor and 4m on the ground level.

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 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.

#### **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 **Before the development hereby permitted is first occupied, the proposed window(s) shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.**

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