

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

Application No : 15/05599/FULL6

Ward:
Hayes And Coney Hall

Address : 193 Queensway West Wickham BR4
9DU

OS Grid Ref: E: 540018 N: 164762

Applicant : Mrs S Pearce

Objections : YES

Description of Development:

First floor side/rear extension

Key designations:

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

Proposal

Planning permission was granted under reference 12/00504 for an identical scheme.

The application site is a semi-detached two storey residential dwelling located within a predominantly residential area.

The property has an existing single storey side and rear extension. Surrounding properties have various part one/two storey side and rear extensions. The extension would be set back from the front elevation of the dwelling by approx. 5.6m and the first floor extension would be set in 1m from the flank boundary of the site.

The extension would have a pitched tiled roof which would be subservient to the main existing roof. The application originally stated that the first floor extension would be timber clad, but the applicant's agent has confirmed that the external elevations would be tile-hung (replicating the materials for the previous permission). The scheme incorporates an obscure-glazed flank facing window and a first floor Juliet balcony to the rear elevation.

Consultations

Local residents

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

- o The rear projection of the side elevation is too deep and would block light to the rear of the adjacent property
- o It would be preferable if the elevations were not tile hung but were rendered.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
G6 Land Adjoining Green Belt or Metropolitan Open Land

London Plan Policy 7.4 - Local Character is of relevance to the determination of the application.

The National Planning Policy Framework is also material to the determination of the application, in particular paragraph 56 which states that good design is a key aspect of sustainable development and indivisible from good planning. Paragraph 58 of the NPPF states that planning decisions should respond to local character and history and reflect the identity of local surroundings and materials.

Planning History

Under reference 03/01981 planning permission was refused for a first floor rear extension. The proposed first floor was considered in view of its excessive rearward projection to be likely to have a seriously detrimental effect on the amenities that the occupiers of the adjoining properties might reasonably expect to continue to enjoy, resulting in a loss of prospect and visual impact.

Under reference 12/00504 planning permission was granted for an extension identical to that which is currently proposed. The depth of rearward projection had been decreased to result in a less significant projection beyond the existing two storey extension at the adjacent dwelling (No. 191).

Conclusions

The main issues in the determination of this 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.

A material consideration in the determination of the application is the grant of planning permission under reference 12/00504 for a development identical in scale, appearance and siting to that which is currently proposed. That permission was subject to a condition which required that the development be commenced within 3 years of the date of the decision (19th April, 2012), as well as conditions relating to the obscure glazing to the first floor flank windows and the materials to be used for the external surfaces of the proposed extension.

It is not considered that circumstances have changed in the time since planning permission was granted for the identical scheme under reference 12/00504 which would render the application unacceptable in terms of its impact on visual or residential amenity.

When planning permission was granted under 12/00504 the impact of the proposal on the residential amenities of the neighbouring dwellings was considered acceptable, taking into account the orientation of the site, the location of existing buildings and the size and scale of the proposal relative to neighbouring extensions. Additionally, the proposal was considered on balance to be in keeping with the surrounding area, respecting the existing spatial standards and separations between existing dwellings.

In retaining a 1m side space between the first floor flank elevation of the extension and the boundary it was considered that the proposal would comply with Policy H9 in that it would not result in unrelated terracing or a cramped appearance. It should be noted that the first floor element would be set significantly back from the main front elevation of the dwelling, and that the neighbouring property has been the subject of a two storey extension to 1m from the boundary, as a consequence of which the separation between the dwellings would be retained as 2m at first floor level which would limit the extent to which the proposed extension would result in the adverse impacts which Policy H9 seeks to prevent, in the context of the pattern of development in the locality. These aspects were taken into account in the determination of the previous application which the current application replicates, and which was granted planning permission in 2012.

In the light of the previous permission for identical development in 2012 which was determined with reference to Policies BE1, H8 and H9 in particular and which post-dated the publication of the National Planning Policy Framework it is considered that it would be unreasonable to refuse planning permission for this current development which replicates the previous permission.

The concerns raised by a neighbouring resident regarding the depth of the first floor extension are noted. On balance, as previously stated, it is considered that the proposal would not have a significantly adverse impact on residential amenities as the side separation and the existing two storey rear extension at the neighbouring property adequately mitigates the impact of the proposal on the amenities of the neighbouring dwelling and replicates the development previously granted planning permission.

With regards to the materials to be used for the external surfaces of the proposed first floor extensions, the previous permission was subject to a condition requiring that where practicable the external surfaces of the extension should match those of the host dwelling. The neighbouring resident has raised concerns regarding potential tile-hanging to the elevations of the extension with regards to wind damage. The applicant has confirmed that they would seek to tile hang the external elevations of the extension in line with the previous permission. It is considered that if planning permission is granted it should be subject to a condition requiring that the development be implemented in accordance with the approved plans and that the materials should match the existing building.

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 Policies BE1 and H8 of the Unitary Development Plan and in the interest of the residential and visual amenities of the area.

- 4 Before the development hereby permitted is first occupied the proposed window in the first floor flank elevations of the extension shall be obscure glazed to a minimum of Pilkington 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 the floor of the room in which the window is installed and the window shall subsequently be permanently retained in accordance as such.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the occupiers of the neighbouring dwelling.

- 5 No windows or doors additional to those shown on the permitted drawings shall at any time be inserted in the flank elevations of the first floor extensions 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 adjoining dwellings.