

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 16/00428/FULL6

Ward:
Hayes And Coney Hall

Address : 8 Robins Grove West Wickham BR4
9DH

OS Grid Ref: E: 540304 N: 165055

Applicant : Mr Francis Gallagher

Objections : NO

Description of Development:

Single storey side/rear and first floor side extension

Key designations:

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

Proposal

The application seeks planning permission for a first floor side extension to be located over an existing single storey side projection to the northern side of the property. It will have a hipped roof to the same ridge and eaves height as the existing roof to the southern side of the existing front gable-ended roof. The extension will provide a new bedroom with en-suite, bathroom and office room. A small section to the side and rear at ground floor between the main dwelling and the existing side projection will be infilled to provide a lobby and facilitate the structure of the extension above.

Location

The application site comprises a two storey detached dwellinghouse located on Robins Grove, West Wickham. Robins Grove is a residential cul-de-sac comprising of 8 houses. No. 8 lies at the end of the cul-de-sac and benefits from a large splayed plot which widens towards the rear. The property does not lie within any area of special designation.

Consultations

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

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

There were no internal or external consultees.

Planning Considerations

The application falls to be determined in accordance with the following policies:

Unitary Development Plan

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Supplementary Planning Guidance

Unitary Development Plan:

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance

Planning History

Under ref: 67/00883 outline planning permission was granted for a detached bungalow and garage.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the host dwelling and area in general, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Policies H8, BE1 and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development. Policy BE1 also seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by loss of outlook or overshadowing.

Policy H9 of the UDP relates specifically to side space and seeks to prevent a cramped appearance within the streetscene and to safeguard the amenities of the neighbouring properties for development, including residential extensions, of two storeys or more. The proposed first floor extension will be located above an existing side projection and as such one of the flank walls of the extension will project along the northern side boundary shared with no. 7. No windows are proposed in this side elevation and the roof lights would be at a height that would not give rise to overlooking.

The neighbouring dwelling at no. 7 is located towards the rear of its plot, which lies on a hill, and as such is sited much higher than no. 8. Therefore, the extension will lie along part of the sloped driveway which leads to no. 8 and would be some distance from and much lower than no. 7. No. 6 which lies to the other side of this driveway also sits much further back from the highway and at a higher elevation. As such, whilst the proposed extension will extend at two storeys along the boundary, it will not result in a cramped appearance within the streetscene, nor impact significantly on the amenities of the neighbouring properties and as such would be compliant with the objectives that policy H9 seeks to achieve.

The extension is of an unusual shape, but follows the footprint of the existing single storey structure. The existing roof profile of the dwelling comprises a front gable end within the centre of the property and a hipped roof with side end above the existing two storey projection to the south. The proposed extension which will extend to the northern side will have a fully hipped roof which will help reduce the bulk of the extension to this side of the property, but will have an eaves and ridge height to match the roof above the southern two storey projection which will complement the existing dwelling. It has been designed to match the style and materials of the existing dwelling and the proposed windows in the front and rear are of a similar style and proportionate to the existing windows within the dwelling.

Taking the above all into account, the siting, size and design of the proposed extension is considered to be acceptable, and would not result in any significant harm to the character and appearance of the host dwelling or area in general nor the amenities of the host or neighbouring properties. Accordingly, the extension is considered to comply with the aims and objectives of Policies BE1, H8 and H9 of the UDP.

Background papers referred to during production of this report comprise all correspondence on the file, 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 No windows or doors shall at any time be inserted in the northern flank elevations of the extension 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 adjacent properties.