

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

**Application No :** 16/01155/FULL6

**Ward:**  
West Wickham

**Address :** 120 The Avenue West Wickham  
BR4 0EA

**OS Grid Ref:** E: 538990 N: 166715

**Applicant :** Mr S NASH

**Objections : NO**

**Description of Development:**

Roof alterations to incorporate rear dormer and front rooflights and single storey rear and first floor side extension.

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency  
Smoke Control SCA 2

**Proposal**

The application seeks planning permission for a first floor side extension with a pitched roof to incorporate roof alterations for a rear dormer and a single storey rear extension.

The proposed single storey rear extension will have a depth of 3m, with a width of 5.9m and a height to the flat roof of some 2.9m.

The proposed rear dormer will have a height of 2.6m, a width of 5.5m and a depth of some 3.1m.

The application site is a two storey semi-detached dwelling located on The Avenue, West Wickham and is located adjacent to a footpath.

**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:

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

SPG1 General Design Guidance  
SPG2 Residential Design Guidance

## **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.

### Design

Policies H8, H9, BE1 and the Council's Supplementary design guidance seeks to ensure that new development, including residential extensions are of a high quality design that respects the scale and form of the host dwelling and are compatible with surrounding development.

It is considered that the proposed roof alterations, first floor extension and single storey rear extension are acceptable and in keeping with the design of the existing dwelling and the surrounding area. From a design standpoint it is considered that the first floor side extension and roof alterations will not result in any undue harm to the character of the area and the street scene. It is noted that a number of properties along The Avenue have been altered or enlarged to incorporate an additional storey on top of the existing garages, with a pitched roof design subservient to the host dwelling. As such, it is considered that the proposal is in principle acceptable.

However, Policy H9 of the UDP states that proposals of two or more storeys in height should retain a minimum 1 metre space from the side boundary of the site for the full length and height of the flank wall of the building. This is to prevent a cramped appearance and unrelated terracing from occurring, protecting the high spatial standards and level of visual amenity which characterises many of the Borough's residential areas. Despite the proposal not retaining a 1 metre space from the side boundary, it is considered that the development would not lead to a cramped appearance due to the public footpath that separates the host property and the neighbouring property at 118 and therefore compliant with Policy H8.

The single storey rear extension and rear dormer are also considered acceptable given that they will be confined to the rear of the property and not visible from the street scene. In addition, the size and bulk of both the rear extension and rear dormer are considered modest, which would be compatible with the neighbouring property at number 122, compliant with policies BE1 and H8 of the UDP.

### Neighbouring Amenity

Policy BE1 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 overshadowing. It is considered that the proposal would not unduly harm the amenities of neighbouring properties.

It is considered that the proposal would not unduly harm the amenities of the neighbouring property at number 122. In respect to the amenities of the neighbouring property 118, the host property is separated by a public walk way, which provides ample separation between the two properties.

The main concern is number 122 and the possible impacts the rear extension and dormer may cause. In respect the rear dormer it is considered that any potential overlooking or loss of privacy has already been established by windows at first floor level. In regards to the rear extension the depth (3m) and height (2.9m) are considered modest, which would respect the amenities of the neighbouring occupiers and any future occupants allowing for a sufficient level of daylight and sunlight to penetrate the neighbouring property.

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.**