

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

Application No : 16/02213/FULL6

Ward:
**Mottingham And Chislehurst
North**

Address : Norfolk Villa Mottingham Lane
Mottingham London SE9 4RW

OS Grid Ref: E: 541663 N: 173102

Applicant : Mr Christopher Church & Mr Robert
Walker

Objections : YES

Description of Development:

Single storey rear extension and first floor rear/side extension

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 51

Proposal

The application site is a two storey semi-detached property located on the south side of Mottingham Lane.

Permission is sought for a single storey rear extension and first floor side/rear extension. The single storey rear extension will project 3.5m to the rear and will be 6.15m wide to match the width of the existing property. The proposed first floor extension will project 1.2m from the flank wall and will be 4.05m deep with a hipped roof.

Consultations

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

- It should be the size that is allowed as permitted development only
- Has been reduced in depth but height remains the same
- It was previously rejected on size and feel that the impact of the building mass, light, outlook, life, health is going to be too much
- Light is going to be diminished
- Concerned about potential add-ons that could bring the build to 8m in depth

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 Side Space

Planning permission was refused under ref. 16/00650/FULL6, for a single storey rear extension and first floor side/rear extension. The application was refused for the following reason:

1. The proposed extension, by reason of its proposed depth and proximity to the boundary, would result in a dominant and visually intrusive form of development, harmful the amenities of Berrynarbor by reason of loss of outlook and impact on visual amenities, contrary to Policies BE1 and H8 of the Unitary Development Plan.

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.

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.

This application has been submitted following a previous refusal under ref: 16/00650/FULL6 for single storey rear extension and first floor side/rear extension. The reason for refusal was due to the depth and proximity to the boundary, would result in a dominant and visually intrusive form of development, harmful to the amenities of the adjoining property, Berrynarbor. This current application indicates a single storey rear extension with a reduced depth of 3.5m (previous refused application depth of 4m). In addition, the roof of this rear extension has been altered to pitch away from the boundary line.

The proposed single storey rear extension will project 3.5m to the rear and will be 6.15m wide to match the width of the existing property. The extension will have an eaves height of 3m and maximum height of 4m and will pitch away from the shared boundary line. It will also wrap around the property at the side to infill and square off the property at ground floor level. The rear elevation will contain folding/sliding doors, the flank elevation facing Berrynarbor will be blank. The existing door in the flank elevation facing Longmead will be replace with a window and one new window is to be inserted.

Concerns were raised regarding the size and proximity to the adjoining property and impact on light. From visiting the site it was noted that this adjoining property,

Berrynarbor, has an existing canopy structure which is open to the elements on all sides. The proposed depth and roof design is considered in keeping with the existing property and would not result in a detrimental impact on the adjoining property with regards to loss of light, outlook and visual amenity. It is therefore considered sufficient to overcome the previous reason for refusal.

The proposed first floor extension will project 1.2m from the flank wall and will be 4.05m deep with a hipped roof. The proposal will be constructed above the ground floor infill extension and will provide a minimum of 1m side space to the flank boundary, thereby compliant with Policy H9 of the Unitary Development Plan. The flank wall will be blank, and the rear elevation will contain one window. Given the location and modest size, this first floor element is not considered to result in a significant impact on the neighbouring property with regards to loss of light, outlook or visual amenity.

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 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the flank elevation(s) 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.