

SECTION '2' – Applications meriting special consideration

Application No : 17/01557/FULL6

Ward:
West Wickham

Address : 50 Wood Lodge Lane, West Wickham
BR4 9NA

OS Grid Ref: E: 538525 N: 165251

Applicant : Mr Cliff Smee

Objections : YES

Description of Development:

Single storey front/side and rear extension and first floor side extension. Steps and extended patio area

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Smoke Control SCA 51

Proposal

Planning permission is sought for a single storey front/side rear extension and first floor side extension. Steps and extended patio area.

The application site forms one pair of a pair of semi-detached properties located on the southern side of Wood Lodge Rd, West Wickham. The surrounding area is predominantly residential, characterised by pairs of semi-detached properties.

Consultations

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

- o The proposed extension is large and appears out of scale with the adjoining properties
- o The current pair of semi's will appear more like a terrace
- o There is a large height difference between No's 50 & 48 Wood Lodge Lane
- o The single storey extension into the garden appears to extend at least as far as the existing detached garage, however it would be higher. It is also shown with an overlooking side window.
- o Construction works could cause disturbance for the existing foundations at No.48

- o The proposed extension is far in excess of any extensions to other semi-detached properties on this side of the road.
- o The wood cladding in place of bricks would also be out of keeping with the character of other similar properties
- o The proposed extension would completely change the outlook at rear
- o The proposed rear extension would be a metre from my patio windows
- o The extension would exclude light especially in the afternoons
- o The windows in the extension would overlook my property and lessen the privacy of both properties

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
- G6 Land adjoining Green Belt or Metropolitan Open Land
- H8 Residential Extensions
- H9 Side Space

- SPG 1 General Design Principles
- SPG 2 Residential Design Guidance

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that the submission of the draft Local Plan will be to the Secretary of State in mid 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

- Draft Policy 37 General Design of Development
- Draft Policy 6 Residential Extensions

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, 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.

The Council's SPG guidance also indicates the importance of retaining the architectural integrity of the host dwelling, with extensions being required to respect the building's composition, especially the roof and rhythm of form.

The proposed extension would enlarge the bulk and scale of the property to the side and part of the rear. The side extension is part single storey storey/part two storey. The rear extension is staggered and measures between 1.8 - 7.m in width.

The houses in the surrounding area are all semi-detached dwellings and have a mixture of hipped and half hipped roofs. Some properties have been extended as is the case of No.58, 86 & 92 Wood Lodge Road. No. 58 had a two storey side extension allowed in 2011 under planning application ref:- 11/00254 and a raised patio under planning application ref:- 12/01394.

The proposed side extension is not considered to unbalance the pair of semi-detached properties as the design is such that it would sit down from the ridge and set back from the front elevation and would therefore not be detrimental to the visual amenity of the street scene. The extension is also part single storey towards the front/centre of the property before becoming two storey towards the rear.

In terms of side space it is noted that the first floor extension would comply with Policy H9 of the Council's UDP regarding side space and the spatial characteristics of the area and the buildings character is maintained to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. As such the proposal does not represent a cramped appearance and does not result in unrelated terracing and therefore maintains the spatial standards and level of visual amenity of the streetscene in this case.

The submitted drawings show the existing garage is to be demolished and a single storey extension built in its place that will connect to the part two storey side extension. New steps are to be built to facilitate access down to the rear garden. From the rear of the property the extension will measure 7m in depth x 2.85m in width before stepping in and measuring 3.7m in depth x 2.4m in width and then stepping again and measuring 1.8m in depth x 3.5m in width (nearest to the boundary with No.52). The extension whilst 7.m in depth on the boundary with No.48 is no deeper than the depth of the existing garage.

The elevational plans of the rear extension show a contemporary design with a part flat/part pitched roof with patio doors and high level windows in the rear and flank elevations. The materials are shown to be a mixture of timber cladding, brickwork and aluminium windows.

Whilst the design and materials are not wholly traditional, in particular to the rear, the extensions to the host dwelling as a whole are considered acceptable. The side extension is considered to be in keeping with the two neighbouring properties and wider streetscene.

Neighbouring amenity

The single store extension as proposed would cause some loss of light to No.52 in the afternoon, due to the orientation of the properties. The rear extension will measure approximately 3.4m in height closest to the boundary with the neighbour at No.52 with a flat roof before pitching upwards to a height of 4.1m closest to the boundary with No.48. The height of the rear extension will be approximately 0.7m-1.3m higher than the existing garage but on balance is considered acceptable on the basis that the rear extension only extends 1.8m in depth closest to the boundary with No.52.

Both neighbours have objected for the reasons set out in the consultations section above. The windows in the flank elevation will result in a loss of privacy to the neighbour and lessen privacy between both properties. In order to overcome this issue the agent has confirmed that they would replace the existing boundary fences with higher fencing to permitted heights and add soft screening. This could be conditioned to ensure that this is carried out.

With regards to the ground floor rear extension which is of a very limited depth in terms of its rearward projection, closest to No.52 would not result in any significant harm to existing residential amenities or the character of the area.

The side extension is not considered to affect the amenities of the neighbour at No.48. No flank windows are shown. A window is shown in the flank elevation of the single storey rear extension. This window can be obscure glazed to prevent any overlooking or a loss of privacy. No.48 has an existing garage attached to the side of their property and extends for the full depth of the house. The single storey rear extension will mean that the rear extension would increase in height over the existing garage however it will be off-set from the boundary. In light of the fact that the extension will mirror the same depth as the existing garage and be off-set from the boundary the extension is not considered to overly affect the amount of sunlight and daylight to the rear of their property.

The new steps and patio area to be created is to be lowered and thereby lessening the overlooking between the two properties. Rear garden levels fall sharply in a southerly direction and the level of the main house is approximately 2 metres up from the garden level. The raised patio provides access from the rear elevation of the host dwellinghouse into the rear garden. The new raised patio area replaces an existing higher patio area.

The height of the patio, limited boundary enclosures and the location of surrounding properties results in some loss of privacy and amenity. The applicants have suggested within their application that they would be prepared to change the boundary material to reduce the impact in terms of loss of privacy and amenity. Members may consider that existing boundary screening could be improved to reduce the impact in terms of the loss of privacy and amenity. Members may consider that an appropriately worded planning condition could be imposed on any approval to minimise loss of privacy as a result of the proposal.

Having had regard to the above it was considered that the development in the manner proposed is acceptable and would not result in a significant loss of amenity to local residents or have a detrimental effect on the character of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) DC/17/01557/FULL6 as set out in the Planning History section above, 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 Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of visual amenity and the amenities of adjacent properties.

- 5 Before the development hereby permitted is first occupied, the proposed window(s) in the western elevation of the single storey rear extension 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.**