

SECTION '2' – Applications meriting special consideration

Application No : 17/01298/FULL6

**Ward:
Hayes And Coney Hall**

**Address : 30 Gates Green Road West Wickham
BR4 9JW**

OS Grid Ref: E: 539709 N: 165110

Applicant : Mr Dean Remfry

Objections : YES

Description of Development:

Single storey front extension and elevational alterations
RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

The site is a two storey detached dwelling located to the south-west of Gates Green Road. This application seeks retrospective consent for single storey front extension and elevational alterations. The application form and associated correspondence specifies the application to relate to front extension, the re-clad of front elevation with half height tile hanging and render. The overall works include re-tiling the main roof with slate effect tiles and to replace existing windows with grey upvc units.

The application has been 'called in' to Committee by a local Councillor.

Consultations

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

- Concern over lack of accompanying detail
- Small front garden removed including tree and plants - not shown
- An additional third front velux added - not shown on plans
- Overdevelopment
- Out of character detrimental to the character and appearance of the area and street scene
- Appeal decision noted (effectively supported new porch)
- Concern over local, and on-site parking provision
- No building control evidence in relation to retrospective works

- Loft space not included as part of application although velux windows have been installed.
- Concern with small pebbles to front garden - dangerous if spill onto public highway.
- Request for front wall to be re-instated to enable shared parking and maintain character of street
- Size of windows reduced and black tiles introduced to front elevation - not in keeping
- Removal of front wall and plants gives over dominance of parking area - replace wall and tree to soften the whole aspect

Highways comments include that the drive should not be surfaced with gravel or any loose material as they are a source of danger for road users.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

Draft Local Plan

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
Draft Policy 7

London Plan

London Plan Policy 3.5
London Plan Policy 7.4
London Plan Policy 7.6

Planning history

The planning history includes application reference 16/02148 for Roof alterations to incorporate front and rear dormers and rooflights, single storey front extension, canopy and single storey rear extension which was refused for the following reasons:

The proposed increase in ridge height and front dormers represents a cramped appearance and overdevelopment of the site out of character with adjacent

properties harmful to the appearance of the street scene and character of the surrounding area thereby contrary to Policy BE1, H7 and H9 of the Unitary Development Plan and Policies 3.5, 7.4 and 7.6 of The London Plan.

This was subsequently dismissed at appeal.

Conclusions

The main issues relating to the application are the effect that it would have on the architectural integrity of the host property, the street scene and character and appearance of the surrounding area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Policy H8, amongst other things, requires for the scale, form and materials of construction to respect or complement those of the host dwelling and be compatible with development in the surrounding area.

Policy BE1 expects high standards of design and for development to respect amenity of occupiers of neighbouring buildings and those of future occupants.

The Inspector found, in the appeal decision, that although the single storey elements were acceptable it was clear they formed part of a comprehensive alteration and refurbishment of the property. As the Inspector found therefore that they were not physically and functionally independent of the greater refurbishment a split decision was not appropriate.

Local concerns have been raised in that the development is out of character and detrimental to the character and appearance of the area and street scene. The principle of the single storey extensions has not been challenged by the Inspector's findings however as the single storey extension formed part of a wider refurbishment including the use of tile hanging and render to the front elevation it is the overall appearance which needs to be carefully considered. Policy H8 requires the materials of construction to respect or complement those of the host dwelling and be compatible with development in surrounding areas.

The roof has recently been re-tiled in slate effect tiles; the same tiles have been used to roof the pitch roof of the new single storey front extension. The windows have been reduced in scale and replaced with dark frame casements. Tile hanging has been introduced to the first floor and the single storey front element and extension has been rendered and painted white.

The extension itself is not considered to result in an unacceptable impact on neighbouring amenity and the principle of the single storey extension is found to be acceptable. The materials used do result in a significant visual difference to those used in the original host building and it is for careful consideration as to whether the impact on the street scene is so great as to warrant a planning ground of refusal. The application site is a detached dwelling and the use of the said materials is a contemporary choice. The house is clearly visible from the road, given the clearing in the tree line, but views of the front of the house are relatively limited within the greater street scene.

Whilst the choice of materials does have a visual impact, on balance, given that it is a detached dwelling and that impact on the wider street scene is limited it may be considered, in this particular instance, the scheme does not cause such significant harm and detriment to the street scene as to refuse consent.

Other local concerns include matters relating to the removal of the front wall and the resultant impact on street parking. This has not been included as part of this planning application and therefore has not been considered within the remit of this planning report. Planning investigation may be appropriate to consider if any breaches of planning control have taken place by other works carried out.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 17/01298 and any other applications on the site set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1. 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: To comply with Policy BE1 of the Unitary Development Plan.