

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

Application No : 17/04389/FULL6

Ward:
West Wickham

Address : 94 Hayes Chase West Wickham BR4
0JA

OS Grid Ref: E: 538951 N: 167367

Applicant : Mr & Mrs Barker

Objections : YES

Description of Development:

Part one/two storey rear extension and first floor side extension

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 2

Proposal

The application proposes a part one/two storey rear and first floor side extension that would have the following dimensions:

On the ground floor the rear extension would replace the existing conservatory and would have a depth of 4.3m, a width of 9.3m, an eaves height of 2.85m and a ridge height of 3.7m.

On the first floor the rear extension would have a depth of 4.3m, a width of 5.7m, an eaves height of 5.5m and a ridge height of 8.1m. The side extension would have a depth of 8m, a width of 2.7m, an eaves height of 5.5m and a ridge height of 8.1m.

The application site hosts a two storey detached dwelling on the Western side of Hayes Chase, West Wickham.

Consultations

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

- o Concerns regarding the height and proximity of the flank wall of the two storey section in regard to outlook and light for the adjoining occupiers at number 96

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the Draft Local Plan:

BE1 Design of New Development
H8 Residential Extensions

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

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

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

The following London Plan Policies are relevant:

Policy 3.4 Optimising Housing Potential
Policy 5.3 Sustainable design and construction
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.6 Architecture

The National Planning Policy Framework is also a material planning consideration.
Chapter 7 - Requiring Good Design

Planning History

02/01325/FULL1; Single storey front and side extension; Permitted

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 and Bulk

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policy BE1 states that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. Policy H8 states that the design and layout of proposals for the alteration or enlargement of residential properties will be required to (i) the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area and (ii) space or gaps between buildings should be respected or maintained where these contribute to the character of the area.

The materials of the proposed extension would, in so far as practical match the existing property, as the extensions would be visible from the front this is considered to be an appropriate design solution. The extensions would be set down from the main ridge of the dwelling and would therefore appear subservient and would maintain the character and appearance of both the host dwelling and street scene.

Residential Amenity and Impact on Adjoining Properties

Policy BE1 (v) states that the development should respect the amenity of occupiers of neighbouring building and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing. This is supported within Policy 7.6 of the London Plan.

The dwelling at number 96 extends slightly past the rear of number 94 and the rear extensions would be set in 1m from the boundary, it is considered that on balance given the gap between the properties the impact on this adjoining occupier would not be so significant as to warrant refusal, especially given the height of the proposal and that the roof pitches away from the boundary.

The dwelling at number 92 also extends past the rear of number 94 and given the presence of an existing conservatory here and that the first floor element is set

approximately 5m from the common boundary it is considered that the impact on this neighbour would not be so significant as to warrant refusal of the application.

The first floor side extension would extend nearest the boundary at number 96 however given that the dwelling at number 96 has no first floor windows it is considered that there would be little amenity impact as a result of the first floor side extension.

There would be some impact on the first floor rear windows of number 96, however given the set in from the boundary, the pitch and height of the roof and the slight difference in building lines it is considered that on balance this would not be so significant as to warrant refusal of the application.

Side Space

The property currently benefits from a side extension towards the rear which is built up to the boundary, the side and rear extensions would not extend over this part which protrudes to the side and the first floor side extensions would provide exactly 1m.

It is considered therefore that given the set-back of 4.7m of the single storey side extension from the front of the dwelling and that the extensions would not extend over this element that this would not cause any harm to the character and appearance of the host dwelling or street scene and would not create any unrelated terracing or appear cramped within the street scene.

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 adjoining residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref: 17/04398/FULL6 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.