

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 18/03273/PLUD

**Ward:**  
**West Wickham**

**Address :** 166 Langley Way West Wickham BR4  
0DT

**OS Grid Ref:** E: 539263 N: 166654

**Applicant :** Mrs Jorja Goodall

### **Description of Development:**

Single storey rear extension. Lawful Development Certificate (Proposed).

Key designations:

Smoke Control SCA 2

### **Proposal**

A Certificate of Lawful Development is sought for a single storey rear extension that would measure 3m in depth x 5.5m in width x 3.m in height with a flat roof and light lantern.

### **Location**

The application site is a two storey mid terrace property located on the southern side of Langley Way, West Wickham.

### **Consultations**

Nearby owners/occupiers were notified of the application and one letter of representation was received which can be summarised as follows:-

- Planning permission, whether granted by permitted development or an application does not remove the need to comply with other requirements such as right to light and privacy
- The sitting of the land in relation to its neighbouring buildings is considered to be a material matter.
- The proposed extension will be harmful to the amenities that are currently enjoyed by our property, loss of light, over dominance and design.
- The extension will tower over our property which the effect of a half storey building causing overshadowing and causing significant loss of light creating a feeling of oppression and the need for more energy consumption to keep the kitchen artificially lite.
- The extension would completely overlook our own private garden removing our enjoyment of being outdoors.

- The opening folding doors does not comply with the style and design of these 1930s properties which characterise much of the area.
- The extension will be over a metre higher than our 6ft fence.
- We feel we should be able to enjoy your amenities that we have enjoyed for many years as we approach retirement.
- Quote planning application reference 08/00285/FULL6 at 162 Langley Way where the Council set a precedent in recognising the validity of the objection issue raised regarding elevated sitting.
- Our objections are valid and material and are compatible with the London Borough of Bromley unitary development plans.
- The private shared access road from which the proposed extension would need to rely to access from the back of the property is not designed to withstand the weight, width and height of heavy vehicles and it is not easy to manoeuvre vehicles, particularly large and heavy vehicles. There is the real possibility to disturbance to sewer receptors and distribution and flow of water and these would have the potential to cause damage and disturbance.

### **Considerations**

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Class A of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) and specifically whether any limitations/conditions of the Order are infringed.

### **Planning History**

There is no planning history associated with the site.

### **Conclusion**

Class A of the GPDO permits the enlargement, improvement or other alteration of a dwellinghouse. In this instance, the proposed single storey rear extension would fall within the scope of Class A and is considered to be permitted development for the following reasons:

- The property is a single dwellinghouse and has not benefitted from any change of use from classes M, N, P or Q.
- The extension will not exceed 50% of the total curtilage of the original house
- The height of extension will not exceed the height of the highest part of the dwellinghouse and the height of the eaves would not exceed those of the original house
- The proposal would not extend beyond a wall that fronts a highway and forms the principal or side elevation of the original house
- The enlarged part of the dwellinghouse would have a single storey and not extend beyond any rear wall of the original dwellinghouse by more than 4m in the case of a detached property which has not been subject to a prior approval application.

- The extension is within 2m of a boundary and the eaves height will not exceed 3m.
- The extension would not exceed 4m in height and would not have more than one storey.
- The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse.
- The proposal does not consist of or include a veranda, balcony or raised platform
- The proposal does not consist of or include the installation, alteration or replacement of a microwave antenna
- The proposal does not consist of or include an alteration to any part of the roof of the dwellinghouse.
- It is confirmed that the materials proposed for the exterior will be similar in appearance to those used in the construction of the original house.
- The proposal does not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

The property currently benefits from a raised patio, however the extension is shown as being constructed from ground level rather than the existing patio level, and thus meets the height requirements as set out in the GPDO.

Whilst the concerns raised by the neighbour are noted, none of the points raised affect the fact that the proposed extension would comprise permitted development.

It is therefore recommended that the Certificate should be granted.

**RECOMMENDATION: CERTIFICATE BE GRANTED**

- 1 The proposal as submitted would constitute permitted development by virtue of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.**