

**SECTION '4' – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS**

**Application No : 10/02506/FULL6**

**Ward:  
Hayes And Coney Hall**

**Address : 64 Cherry Tree Walk West Wickham  
BR4 9EH**

**OS Grid Ref: E: 539762 N: 164594**

**Applicant : Mr M Pucknell**

**Objections : YES**

**Description of Development:**

Detached summerhouse in rear garden  
RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Proposal**

Planning permission is sought to retain the existing out-building which has been erected in the rear building of the application site. The building is sited close to the rear of the house. There is a raised decked area that faces onto No. 62. The submitted drawings show that the building measures:

- 4m in width
- 5m in depth
- 2.2m in height to eaves
- 2.9m in height to ridge
- 1m high balustrade to decked area
- building set 0.51 from boundary with No.66
- the edge of the decking is 2.37m from the boundary with No.62

**Location**

The application site is located to the southern side of Cherry Tree Walk. The site comprises a semi-detached property with a substantial rear garden. The surrounding area is characterised by wholly residential properties. The rear of the property backs onto Well Wood.

## **Comments from Local Residents**

There have been local objections (including objections from the West Wickham South Residents' Association) raised in respect of the application which are summarised below:

- extremely large summerhouse with veranda
- positioned sideways and a few feet from the property
- too large and out of character with the area
- general eyesore for surrounding neighbours
- impact on outlook and view
- it should be positioned at the end of the garden
- should have applied for planning permission before starting construction
- would set unwanted precedent for other similar buildings to be erected
- should be described as a large log cabin for all year round habitable use
- size and location close to neighbouring boundaries constitutes cramped back garden development
- impact on privacy
- very close to boundaries
- impact of the height of the building

It is also noted that one letter of support has also been received.

Please note that the full texts of the above letters are available on file ref. 10/02506. Any further comments received shall be reported verbally at the meeting.

## **Comments from Consultees**

No internal or external consultations were carried out for this application.

## **Planning Considerations**

The main policy of relevance is Policy BE1 of the Unitary Development Plan.

Policy BE1 sets out the design principles that would be applied when considering proposals for new development - development should respect the scale, form and materials of adjacent buildings and should not detract from the attractive townscape that the Council wishes to secure.

## **Planning History**

The property benefits from planning permission for a first floor side and rear extensions and pitched roof over existing single storey rear extension (ref. 04/02995) which was allowed on appeal.

## **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 building is not considered to be "permitted development" due to its height in the proximity to the neighbouring boundaries. As such, planning permission is required and it is necessary to consider whether the development complies with the relevant UDP policy (BE1) which is summarised above. Essentially, Members will need to consider whether this is an appropriate location for the outbuilding and whether the physical presence of the building is harmful to the prospect and outlook from neighbouring gardens. A number of photographs are on file for the Committee to view. These indicate the scale of the structure and its relationship to neighbouring properties.

On balance, it is considered that the retention of the building should be refused as the building is overly large and located in close proximity to the adjoining boundaries. The building is prominently sited close to the rear of the dwellinghouse and is visible from the adjoining properties. Members may also consider that the raised veranda results in direct overlooking into the garden of No.62 Cherry Tree Walk.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02506 excluding exempt information.

### **RECOMMENDATION: PERMISSION BE REFUSED**

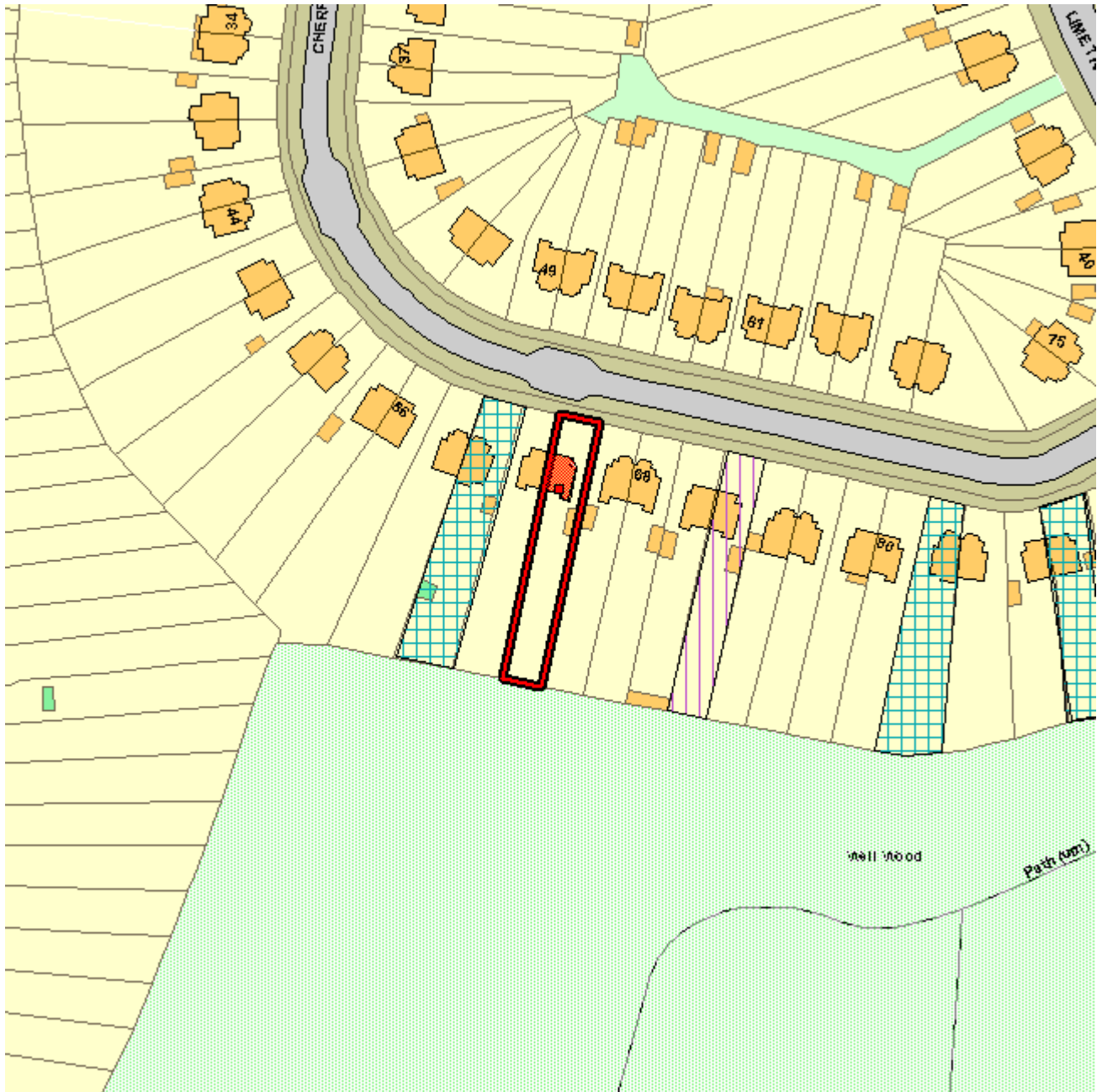
The reasons for refusal are:

- 1 The building, given its size, siting and location, is out of character with surrounding area and has a detrimental impact on the amenities that adjoining residents could reasonably expect to continue to enjoy, in particular the occupiers of Nos.62 and No.66, by reason of visual impact and loss of privacy, contrary to Policy BE1 of the Unitary Development Plan.

Further recommendation:

To secure the removal of the outbuilding.

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RETROSPECTIVE APPLICATION



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