

**SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT**

**Application No : 11/00079/FULL6**

**Ward:  
West Wickham**

**Address : 235 Pickhurst Rise West Wickham BR4  
0AQ**

**OS Grid Ref: E: 539293 N: 166587**

**Applicant : Mr Daniel Firkins**

**Objections : YES**

**Description of Development:**

Detached summerhouse/outbuilding at rear

Key designations:

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

**Proposal**

This is a retrospective application for a detached summerhouse/outbuilding at the rear of No. 235 Pickhurst Rise which has a maximum height of 4.15m, depth of 4.8m and length of 6.64m. The summerhouse has been partially constructed and work has been halted pending the outcome of the current planning application.

**Location**

The application site is located to the north of Pickhurst Rise is a semi-detached two storey single family dwellinghouse with a sizeable rear garden of approximately 32m in length. Properties in the area are of a similar scale and architectural style.

**Comments from Local Residents**

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

- when viewed from No. 229 the proposal looks like a house and not a shed and is too big and unsuitable for a back garden in a residential road.
- it does not fit in with its surroundings and is quite overpowering.

## **Comments from Consultees**

No consultations were undertaken in relation to this application.

## **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

## **Planning History**

There is no recent planning history at this property.

## **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 detached summerhouse is sizeable due to its height of 4.15m. Neighbouring properties have constructed sheds in their rear gardens; however, these are of a smaller scale. An outbuilding of a similar scale to the proposal appears to have been constructed at neighbouring property (it is presumed to be at No. 229 although this is cannot be confirmed) which does not appear to have the benefit of planning permission. Despite the height of the proposal given its location a considerable distance from the rear elevations of the neighbouring properties it is not considered to result in a considerable loss of light for the adjoining properties. Due to its close proximity to the boundary with No. 158 Langley Way and the orientation of this site to the north-west of the application site it may result some loss of light for the rear garden area of No. 158, however, considering the depth of this garden of approximately 30m, the existing shed at No. 158 and sizeable trees located at the boundary the proposal is not anticipated to result in a significant loss of light to such an extent as to warrant refusal. In addition, no representations were received from this property in relation to the proposal.

No windows are proposed to be inserted in the side elevations of the outbuilding and as such the loss of privacy as a result of the proposal is anticipated to be minimal. The proposal is not visible from the highway and as such the impact on the streetscene and character of the area is anticipated to be minimal.

In summation, the proposal is considered acceptable in that it is not anticipated to result in an unduly detrimental impact on the character of the area and the impact on the amenities of the occupants of surrounding residential properties is on balance considered to be acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00079, excluding exempt information.

as amended by documents received on 26.05.11

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01        Commencement of development within 3 yrs  
      ACA01R      A01 Reason 3 years
- 2     ACC07        Materials as set out in application  
      ACC07R      Reason C07
- 3     ACI13        No windows (2 inserts)        flank and north-west facing  
      detached summerhouse/outbuilding  
      ACI13R      I13 reason (1 insert)   BE1
- 4     The detached summerhouse/outbuilding hereby permitted shall not be severed to form a separate self-contained unit and used only for the purposes incidental to the enjoyment of the dwelling house at 235 Pickhurst Rise and for no other purposes.  
**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan, to ensure that the detached summerhouse/outbuilding is not used separately and un-associated with the main dwelling and in the interest of the residential amenities of the neighbouring properties and character of the area.
- 5     AJ02B        Justification UNIQUE reason OTHER apps

Policy (UDP)  
BE1 Design of New Development

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Proposal: Detached summerhouse/outbuilding at rear



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