

SECTION '2' – Applications meriting special consideration

Application No : 11/00922/FULL6

Ward:
West Wickham

Address : 23 Woodland Way West Wickham BR4
9LR

OS Grid Ref: E: 538311 N: 165578

Applicant : Home Extension

Objections : YES

Description of Development:

Part one/two storey side extension

Key designations:

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

Proposal

This proposal is for a part one/two storey side extension. The existing garage is proposed to be converted to a habitable room, to the rear of which the property is proposed to be extended by approximately 3m to the rear which would project approximately 2.1m to the side of the existing kitchen. Above this a first floor extension is proposed which would be 2.6m in width at its widest point and 8.5m in length which would be located 0.9m from the boundary with No. 25.

Location

The property is a detached two storey mock-Tudor single family dwellinghouse with attached garage located to the east of Woodland Way. Properties in the area are of a similar scale and architectural style, a number of properties in the area have constructed similar schemes to that proposed which appear to have been constructed 0.9m from the boundary. There is a Locally Listed Building Kathleen Moore Court in close proximity to the application site.

Comments from Local Residents

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

- the proposal appears to be less than the required 1m side space policy.
- the change of use of the garage to a study, given the excess cars families have and parking problems in Woodland Way it should remain as a garage.

Comments from Consultees

The Highways Division were consulted who stated the proposal would result in loss of one parking space by conversion of the garage to a habitable accommodation. However, there are spaces available within the site's curtilage which could accommodate up to 2 cars. Therefore, on balance as it is a small development no objections were raised from a highways perspective, subject to conditions.

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
H8 Residential Extensions
H9 Side Space

Planning History

There is no recent planning history relating to 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 proposal would be located approximately 1.8m from the flank elevation of No. 25 and given the modest scale of the proposal which does not project beyond the existing rear elevation and orientation of the site which is to the north of No. 25 the proposal is not anticipated to result in a significant loss of light for No. 25. No windows are located in the flank elevation of the proposal at a first floor level and only one small scale window is located at a first floor level of the flank elevation of No. 25 which appears to service a hallway as opposed to a habitable room and as such the proposal is not anticipated to result in a significant loss of privacy or sense of overlooking for the occupants of No. 25. As the proposal would not project beyond either the front or rear elevations of the main dwellinghouse the impact on the residential amenity of No. 21 is anticipated to be negligible.

The proposal would be constructed 0.9m from the boundary with No. 25 without the provision of 1m side space as is required by Policy H9 of the Unitary Development Plan. However, the applicant has provided examples of properties in the area (such as Nos. 27, 29, 33, 35 and 41) which also provide 0.9m for first floor extensions which has been confirmed by the case officer. Members are therefore requested to consider whether the 0.9m distance from the boundary is acceptable in this instance.

The first floor side extension would have a lower roof height than the original dwellinghouse and as such would appear subservient to the main dwelling. The proposal is therefore not anticipated to be significantly detrimental to the overall appearance of the property nor would it appear incongruous in the streetscene. The conversion of the existing garage to a habitable room is considered to be acceptable in this instance as there is space for two cars to be parked within the curtilage of the property.

Therefore, Members are requested to consider when despite the proposal being contrary to Policy H9 as the minimum 1m side space has not been provided, whether the provision of 0.9m is considered acceptable in this instance given the established character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00922, excluding exempt information.

as amended by documents received on 26.05.11

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 ACI13 No windows (2 inserts) first floor flank part one/two
storey side extension
ACI13R I13 reason (1 insert) BE1
- 4 A side space of no less than 0.9m shall be provided between the flank wall of the extension hereby permitted and the flank boundary of the property.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area.

Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding area;

- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.

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