

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

Application No : 11/02082/FULL6

Ward:
Penge And Cator

Address : 16 Byne Road Sydenham London SE26
5JE

OS Grid Ref: E: 535362 N: 170925

Applicant : Mr Jonathan Rigler

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormer extension and second storey rear extension

Key designations:

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

Proposal

The proposal seeks full planning permission for roof alterations to incorporate a rear dormer extension within the original roofslope of the host dwellinghouse and a second storey rear extension above the existing original first floor element which projects from the main dwellinghouse.

Location

The application site is located on the eastern side of Byne Road and hosts a two storey dwellinghouse.

Comments from Local Residents

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

- concerns that the second floor rear extension will reduce the space between application site and the adjoining property, Number 18;
- consequent impact upon daylight to Number 18;
- the combination of the proposed second floor rear extension and the existing kitchen side return is significant;

- concerns re the scale of development in relation to the rest of the street;
- second floor extension out of character;
- increased level of overlooking to gardens and properties to the rear of the site;
- properties on Byne Road are higher than properties along Wiverton Road which will further increase the overlooking;
- resulting loss of privacy;
- flat roof construction would be out of keeping with style of Victorian properties;
- proposal is above the 40 cubic metres allowed for terraced properties.

Full copies of all correspondence received can be found on file.

Comments from Consultees

No consultations were considered necessary.

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 relevant planning history at the site, however a similar scheme was recently permitted at No. 57 Wiverton Road under ref. 11/01830.

Conclusions

Members may consider that the main issues relating to the application are the effect that the proposed extensions 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 proposed rear dormer extension will be located within the roofslope of the original host dwellinghouse, which would be similar in appearance to a number of other rear dormer extensions along Byne Road and visible within the surrounding area. As such, Members may consider that this element of the scheme is considered to be in keeping with the character of the wider area, is located to the rear so will not have any impact upon the character of the streetscene, and is also unlikely to have any additional impact upon the amenities of the residents of nearby properties.

In terms of the second floor rear extension, this element is set away from the property boundary shared with No. 18 but adjacent to the property boundary shared with No. 14. The orientation is such that at midday, No. 18 may be more

affected than No. 14 in terms of levels of light afforded to the neighbouring properties, however Members may consider that the retention of the 1.85 metre separation between the proposed extension and No. 18 should minimise any possible impact felt by the residents of this property in terms of loss of light or overshadowing.

In addition, there is a very similar extension which was recently granted permission under ref. 11/01830 at No. 57 Wiverton Road, which provided a rear dormer extension and a second floor rear extension. The second floor rear extension at No. 57 Wiverton Road will actually be higher than the current application at No. 16 Byne Road.

As such, Members may wish to carefully consider whether the proposal is acceptable in terms of the increase in bulk and massing of the proposed extensions and the impact that they may have upon the amenities of the residents of the neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01830 and 11/02082, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 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) flank extensions |
| | ACI13R | I13 reason (1 insert) BE1 and H8 |
| 4 | ACK01 | Compliance with submitted plan |

Reason: In order to protect the visual and residential amenities of the area and to comply with Policies BE1 and H8 of the Unitary Development Plan.

Reasons for granting 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 appearance of the development in relation to the character of the area;
- (c) the relationship of the development to the adjacent properties;
- (d) the character of development in the surrounding area;

- (e) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (f) the light and outlook of occupiers of adjacent and nearby properties;
- (g) the privacy of occupiers of adjacent and nearby properties;
- (h) the housing policies of the development plan;
- (i) and having regard to all other matters raised including concerns from neighbours.

Application:11/02082/FULL6

Address: 16 Byne Road Sydenham London SE26 5JE

Proposal: Roof alterations to incorporate rear dormer extension and second storey rear extension

