

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

**Application No :** 11/02483/FULL6

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

**Address :** 72 Barnfield Wood Road Beckenham  
BR3 6SU

**OS Grid Ref:** E: 538878 N: 167498

**Applicant :** Mr Sal Cosar

**Objections :** NO

**Description of Development:**

Two storey side and single storey rear extension. Single storey front extension.

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Local Distributor Roads  
Tree Preservation Order

**Proposal**

A two storey side and single storey rear extension is proposed, along with a small single storey front projection with a pitched roof and canopy to create covered porch area. The two storey side element has a subservient roof line to the main dwelling and plans show a 1.078m remaining sidespace. The single storey rear extension abuts the shared boundary with the adjoining semi-detached house and has a rearward projection of 3.6m.

**Location**

The site is a semi-detached dwelling house located on the north side of Barnfield Wood Road which is situated within the Park Langley Area of Special Residential Character (ASRC). The local context is characterised by a mix of two storey semi-detached and detached properties of similar design.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations have been received at the time of writing the report.

Although there is a tree preservation order relating to the site no significant trees would be affected by this proposal.

## **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  
H10 Areas of Special Residential Character  
Appendix 1 Areas of Special Residential Character

The planning history includes the following:

88/01268/FUL PART ONE/TWO STOREY SIDE EXTENSION PER  
27.07.1988

PREAPP/10/01603 PRE APP- DUTY PLANNER ENQUIRY  
Re: 2 storey side extension

ASRC- advised additional policy considerations, would need to look at prevailing character of area- not straightforward as often in ASRC's- space between buildings is important. PREREP 13.10.2010

## **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 application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The site is located in the Park Langley ASRC. Policy H10 requires for proposals to respect and complement the established and individual qualities of the individual areas.

Policy H9 expects where higher standards of separation already exist within residential areas for proposals to provide a more generous side space.

In considering these policy requirements and looking at the context in which the site is set the proposed extension would effectively mirror that of the design of the adjoining dwelling at number 74 and others in the road. Examples of specific planning permissions can be found at number 54 (07/01393) and 66 (00/00396). In design terms it is considered that the proposal is acceptable. The main

considerations are the impact on spatial standards in this ASRC and the impact on neighbouring amenities of the single storey rear extension.

It may be considered that given the similar design elements found within the vicinity that whilst there will be an impact it may not be considered so great as to warrant a planning refusal. The 3.6m rearward projection along the boundary with number 74 may be considered acceptable given the north-westerly orientation of the rear gardens and that the extension is proposed to the east of the said boundary. Additionally, no neighbour objections have been received at time of writing the report.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACC04<br>ACC04R | Matching materials<br>Reason C04                               |
| 3 | AJ02B           | Justification UNIQUE reason OTHER apps                         |

Policies (UDP)

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character

Appendix 1 Areas of Special Residential Character

**Application:**11/02483/FULL6

**Address:** 72 Barnfield Wood Road Beckenham BR3 6SU

**Proposal:** Two storey side and single storey rear extension. Single storey front extension.

