

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

Application No : 11/02108/FULL6

Ward:
Shortlands

Address : 30 Hayes Way Beckenham BR3 6RL

OS Grid Ref: E: 538457 N: 168455

Applicant : Mr V Hope

Objections : NO

Description of Development:

Two storey rear extension

Key designations:

Conservation Area: Park Langley

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Proposal

The proposal is to construct a two storey rear extension which projects 4.15m at ground floor level in the form of a bell-shaped conservatory and approx. 3.04m at first floor level in line with the main rear wall. Ground floor windows are proposed within both the eastern and western elevations of the conservatory. At first floor level no windows are proposed in the eastern flank elevation facing towards No.32.

The extension would infill the eastern corner of the dwelling closest to the boundary with No. 32. A distance of 2.15m would be maintained to the boundary with this property at first floor level and 1.3m at ground level.

Location

The application site comprises a detached two storey dwelling located within the Park Langley Conservation Area. The property is of a traditional Arts and Crafts character and design and has been extended to the front and rear in the past.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and one representation was received from a neighbouring property noting an error in the labelling of the

plans. With reference to the proposed side elevation drawings that labelled “towards No.28” should be “towards No.32” and vice versa.

Comments from Consultees

From a Heritage and Urban Design perspective, no objections are raised subject to matching materials being used.

The application was not inspected by the Advisory Panel for Conservation Areas (APCA).

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (listed Building and Conservation Areas) Act 1990 which states that special attention should be paid to the desirability of preserving and enhancing the character and appearance of that conservation area. The following policies of the Unitary Development Plan are also relevant:

The main policies of relevance within the Unitary Development Plan are Policies H8, BE1 and BE11.

Policy H8 requires the design of residential extensions to be in keeping with the local area in terms of scale form and materials used. Any development should protect the privacy and amenities of adjoining properties, including daylight and sunlight.

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 townscape.

Policy BE11 states that proposals for new development within conservation areas are expected to respect or complement the layout and scale of the existing building and should not detract from the character or appearance of the area.

Planning History

The application property has previously been extended most recently under planning ref. 99/02169 for a single storey front and first floor rear extensions. It has also benefitted from a single storey rear extension in the form of conservatory. This structure would be demolished to make way for the proposed.

Neighbouring properties at Nos. 26 and 34 have also recently been extended the recent development history of neighbouring properties is of particular relevance in this case.

Earlier this year under planning ref. 10/02821, planning permission was granted for a two storey rear extension at No. 26 which projected some 4 metres in depth

across the full width of the property maintaining between 1.5m and 1.9m to the neighbouring flank boundaries.

Under planning ref. 11/00371, planning permission was granted for a part one/two storey side / rear and first floor rear extensions at No.34 Hayes Way. The first floor side / rear extensions would not project beyond the main rear wall but would infill an area to the side maintaining 1m to the boundary with the neighbouring property at No.36. The two storey rear extension would project 2m in depth again maintaining 1m to the side boundary with No.32.

Conclusions

The main issues in this case are whether the current proposals would adequately protect the amenities of the adjacent property at No.32 in terms of light, privacy and outlook and whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the conservation area and the existing building.

A distance of 2.15m would be maintained between the side elevation of the proposed first floor extension and the shared boundary with No.32. There are no first floor flank windows in this property however there is a ground floor flank bay window which provides an outlook from an office / study. There are no first floor flank windows proposed so the privacy of No.32 property would not be compromised. The positioning of this room and relationship to the application property means that it is already overshadowed, the limited outlook would not be improved.

The side space proposed at 2.15m is greater than that maintained with the larger recently constructed extensions at both Nos.34 and 26. Furthermore the extension does not project beyond the main rear wall and the main impact of the proposal at No.32 would not be on a habitable room.

The extensions implemented at No.34 are particularly visible and it is noted that the property at No.32 would be effected by the current scheme however this impact is not considered to amount to the degree of change that would unduly impact on residential amenity to the extent that it would warrant refusal of this application on this basis.

No objections are raised to the extension from a heritage and urban Design pointof view therefore the extension could on balance be considered to relate adequately to the host dwelling and to the character and appearance of the Park Langley Conservation Area in general.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/02108, 11/00371 and 10/02821, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|--------|--|-------------------|-----------|
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) | | |
| | ACC01R | Reason C01 | | |
| 3 | ACI13 | No windows (2 inserts) | first floor flank | extension |
| | ACI13R | I13 reason (1 insert) | H8 | |
| 4 | AJ02B | Justification UNIQUE reason OTHER apps | | |

Policies (UDP)

BE1 Design of New Development

BE11 Conservation Areas

H8 Residential Extensions

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