

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

Application No : 11/02276/FULL6

Ward:
Shortlands

Address : 38 Hayes Way Beckenham BR3 6RL

OS Grid Ref: E: 538505 N: 168443

Applicant : Mr And Mrs H Hussein

Objections : YES

Description of Development:

Single storey side and two storey rear extension; front porch

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 application site hosts a two storey detached dwelling house. A single storey side, two storey rear extension and front porch are proposed by this planning application. The bulk of the development proposed is set to the rear of the dwelling with a 4 metre 2 storey rearward projection.

The design of the front porch element is of an open nature and the roof design reflects that of the existing garage.

Location

The site is located in Park Langley Conservation Area, on the south side of Hayes Way.

Comments from Local Residents

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

- adverse impact on the character of the Conservation Area
- size of front porch extension disproportionate
- inaccuracies in the plans
- letter of support in view of the improvements and 'updating'

Revised plans have been received by the Council to address the inaccuracies previously represented. Re-consultation has taken place and any additional objections/comments will be reported verbally to members.

Comments from Consultees

Objections are raised by the Advisory Panel for Conservation Areas (APCA) regarding the quality of design particularly in relation to the bulk of the East elevation.

No particular objections are raised from the Heritage and Urban Design point of view.

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
BE11 Conservation Areas
H8 Residential Extensions

Planning History

There is no relevant planning history to be considered.

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 site is the last house on the south side of Hayes Way; to the east of the site lays the rear of the gardens to houses in Whitcroft Way (the rear of these dwelling houses is some 35-40m distance from the flank wall of the proposed development). There are mature trees to the rear of these gardens and to the front of the application site which help to provide visual screening. The bulk of the development proposed is set to the rear of the dwelling with a 4 metre 2 storey rearward projection. Some existing hedging will need to be removed to facilitate the proposed development.

In response to local and APCA consultation, concerns have been raised regarding the adverse impact on the character of the Conservation Area; Policy BE11 seeks for development to preserve or enhance the character or appearance of Conservation Areas and for development within Conservation Areas (CA) to respect or complement the layout, scale, form and materials of existing buildings and spaces. Given the design and scale of the front porch element it is considered to preserve the character and appearance of the CA. The proposal includes a 4 metre rearward projection which does offer a degree of bulk, particularly in relation

to the design of the host dwelling, however in terms of the impact on the streetscene the development would preserve the character and appearance of the Conservation Area.

Regarding impact on amenities of the occupants of surrounding residential properties, as has been noted the scheme proposes a substantial 4 metre rearward projection. As cited above the relationship and screening to the properties to the east (along Whitecroft Way) are such that this scheme presents limited detrimental impact on their amenities. The siting of the dwelling to the west (number 36) results in the rearward projection of the two storey element beyond the ground floor rear of number 36 as some 3 metres, set 2.6 metres off the boundary. The proposed single storey element will bring development closer to this boundary (between 0.71 metres and 1 metre). Having had the opportunity to view the application site from the neighbouring property, number 36, it is noted that there is a side window to the north facing kitchen along the affected elevation. The kitchen has a main window facing to the front (north) of the property, an obscure glazed side door and a clear glazed side window. The proposed extension is likely to create some impact on the daylighting to this side window. The rear gardens face a southerly aspect.

The proposal will have an impact on the neighbouring amenities to the west. However, a number of factors combine to suggest that the impact may not be so great as to warrant a planning refusal: the off set rear building line; the south facing orientation of the rear garden; the two storey element will be set off the boundary by 2.6 metres and the single storey element by 0.71 - 1 metre; no written objection from the immediate neighbour (at the time of report writing); the side window in number 36 appears to be a secondary window and there is a degree of offset from the boundary.

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.

Having had regard to the above it is 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 including the Conservation Area location.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02276, excluding exempt information.

as amended by documents received on 05.10.2011 01.11.2011 09.11.2011

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) eastern extension |
| | ACI13R | I13 reason (1 insert) BE1 |
| 4 | ACI12 | Obscure glazing (1 insert) in the first floor western elevation |
| | ACI12R | I12 reason (1 insert) BE1 |
| 5 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

BE1 Design of New Development

BE11 Conservation Areas

H8 Residential Extensions

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