

SECTION '2' – Applications meriting special consideration

Application No : 11/03091/FULL6

Ward:
Kelsey And Eden Park

Address : 1 Birchwood Avenue Beckenham BR3
3PY

OS Grid Ref: E: 536840 N: 168606

Applicant : Mr John Gunning

Objections : NO

Description of Development:

Single storey side and rear extension, rear dormer extension and alterations to roof, side extension to form staircase enclosure

Key designations:

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

Proposal

The proposal seeks permission for a single storey side and rear extension, a rear dormer extension, alterations to the roof and a part two/three storey side extension to form a staircase enclosure.

The single storey side extension will measure 3.05 metres in width, 11.75 metres in length along the entire flank wall, which will then link into the single storey rear extension. This element projects 2.8 metres in depth from the rear elevation of the host building and is located up to the property boundary shared with Number 3.

The roof is being enlarged in order to provide accommodation within the roof space. The enlargement will result in a gable-end feature with the addition of an extra side extension up to roof level which will provide an enclosure for the stairs leading up to the roofspace accommodation. This part two/three side extension will have a barn end roof above, with the ridge being level with the ridge of the main gable feature over the entire dwellinghouse. The front elevation of the part two/three storey side extension will be set back from the front elevation of the dwellinghouse by approximately 3.2 metres, and the rear elevation will be set back from the rear elevation of the main dwellinghouse also by approximately 3.2 metres.

The development to the roof will also incorporate a rear dormer extension. This will measure 4.2 metres in width, will be located from the bottom of the eaves of the

main roof of the dwellinghouse and the ridge of the dormer will reach the ridge of the main roof, projecting in depth by approximately 4.5 metres when measured from the ridge of the main roof to the rear elevation of the proposed dormer extension. This element of the proposal does not constitute 'permitted development' tolerances due to the lack of separation between the base of the dormer and the eaves of the main roof. In order to comply with permitted development tolerances, a minimum separation of 20 centimetres must be retained between these two parts.

Location

The application site is located on the eastern side of Birchwood Avenue, on the corner with Groveland Road. The site hosts a two storey end of terrace property.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received. Any comments received prior to the meeting will be reported verbally.

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:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Planning History

In terms of relevant planning history, permission was granted under ref. 11/00558 for a single storey side and rear extension, along with a rear dormer extension and alterations to roof.

This building work has been started, however the current application seeks to enlarge the size of the rear dormer extension and includes the addition of the side extension for the staircase enclosure.

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 streetscene, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Members will appreciate that the principle of certain elements of the current application have already been approved through permission ref. 11/00558. The single storey side and rear extension was approved under this reference, and this element has not been altered.

Under the current application, the rear dormer extension has been enlarged in width and height. The roof of this structure is hipped on either side but will have a gable feature to the rear elevation. Whilst this element will lead to a larger feature on the rear elevation than previously approved, Members may consider that this will not be detrimental to the character of the host dwellinghouse, nor will it impact upon the privacy or amenities of residents of neighbouring properties.

Members may therefore consider that the main issue to be addressed as part of this application is therefore the part two/three storey side extension which will form the staircase enclosure.

A number of properties in the immediate vicinity appear to have had loft conversions which include some form of side or rear dormer extensions. None of them however have had any form of side extension in addition to the dormers in order to provide a staircase enclosure. The majority of properties that have loft conversions internalise the staircases within the resulting loft space so as to avoid any external additions to the main dwelling. In the instance of end of terrace properties, there is no policy adopted by London Borough of Bromley preventing hip to gable roof development, thereby increasing the internal space provided and allowing the required head height for a staircase on the edge of the gable feature.

This scheme however does not include this, and Members may find that the proposed part two/three storey side extension will result in a form of development that is incongruous in terms of the design especially in relation to the host dwellinghouse and the terrace that it forms part of. Whilst it is acknowledged that this element will be set in from the front and rear elevations of the main dwellinghouse, therefore from the side it may appear to be subservient to the host dwelling, when viewing the property from front and rear, in particular due to the prominent corner location that the property is located on, Members may find that the addition of the side extension to form the stairway enclosure would create excessive bulk and be out of character within the area.

The final point that Members may wish to note, is that the part two/three storey side extension will be linked to the single storey side extension which is to be built up to the property boundary. As such, this does not comply with Policy H9 of the Unitary Development Plan which refers to side space for development resulting in more than a single storey side extension. As Members will be aware, this Policy seeks a minimum separation of 1 metre for the full height and length of the flank elevation where development of more than one storey is proposed, such as this proposed scheme. In addition, where a site benefits from greater standards of separation, for example a corner property such as this site, a higher degree of separation is required in order to prevent overdevelopment of the site and a detrimental impact upon the character of the area.

On this basis, Members are requested to determine that the development in the manner proposed is out of character within the area and the prominent corner plot it is located on, detrimental to the character of the host building by reason of excessive bulk being created by the proposed side extension to form a stairway enclosure, incongruous in design in relation to the host dwellinghouse and contrary to Policy H9 regarding side space.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00558 and 11/03091, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed part two/three storey side extension would appear incongruous and out of character with the host dwelling and other properties in this road which are of a similar type and design, resulting in a cramped and alien appearance to the streetscene, contrary to Policies BE1, H8 and H9 of the Unitary Development Plan.
- 2 The proposal would be detrimental to the visual amenities of the streetscene and would appear unduly conspicuous on this exposed corner site, contrary to Policies BE1 and H8 of the Unitary Development Plan.
- 3 The proposed part two/three storey side extension would link with the single storey side extension and as a result would not retain a minimum separation of at least 1 metre to the property boundary, thereby contrary to Policy H9 of the Unitary Development Plan.

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