

SECTION '2' – Applications meriting special consideration

Application No : 11/03592/FULL6

Ward:
Darwin

Address : 17 Belvedere Road Biggin Hill TN16 3HX

OS Grid Ref: E: 542685 N: 158191

Applicant : Mr Kevin Squires

Objections : YES

Description of Development:

First/second floor side extension

Key designations:

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

Proposal

This proposal is for a first/second floor side extension which would project approximately 3.7m to the side and would be approximately 4.6m in depth. The proposal would appear to be a first floor extension when viewed from the front elevation and would have the appearance of a second floor extension when viewed from the rear elevation.

Location

The property is a detached two storey dwelling located to the north west of Belvedere Road; the main section is comprised of a two storey development contained within a steeply pitched roof structure with side dormer window extensions. Adjoining this is a two storey side element with flat roof and a double garage on the ground floor. Properties in the area are mainly comprised of detached dwellings of varying scales and architectural styles.

Comments from Local Residents

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

- concerns as to the accuracy of the applicants description of the proposal as a first floor extension as it is considered to be a second/third storey construction with the flat roof on top of the second floor to be used as the floor of the extension room.

- the dwelling has been extended significantly with the result that the dwelling has become overly bulky and dominant and out of character with the locality which consists of mainly bungalows.
- the proposal would add further bulk and dominance and would be incompatible with the streetscene which would be unreasonable in this locality.
- the property is considered to be aesthetically displeasing and the proposal would add to the “higgledy piggledy” appearance as a result of the various extensions resulting in an overly large building.
- the proposal is contrary to Policy BE1 in that the building would neither be imaginative and attractive to look at nor would it complement the scale, form, layout and materials of adjacent buildings
- Policy H8 requires that “in particular, flat-roofed side extensions of two or more stories to dwellings of traditional roof design will normally be resisted unless the extension is set well back from the building line and is unobtrusive”. The flat roof side extension would be highly visible and overly dominant to the adjoining properties and incongruous in the streetscene.
- the proposal would result in overshadowing, loss of light and overlooking for the adjoining properties.
- the house adjoins greenbelt and the extension would be detrimental to the Green Belt.
- question 17 on the application form is incorrect as the applicant has stated the proposal would not be seen from public roads etc which is incorrect.
- the property has previously constructed 12 solar panels and the proposal would further interfere with the views of the adjoining properties.

Comments from Consultees

No statutory consultations were undertaken in relation to this application.

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
 G6 Land Adjoining Green Belt

Planning History

In 1986 under planning ref. 86/02480, permission was refused for dormer windows at a detached bungalow.

In 1987 under planning ref. 87/01023, permission was granted for dormer extensions at a detached house.

In 1989 under planning ref. 89/02569, permission was granted for a first floor front extension.

In 1999 under planning ref. 99/01724, permission was granted for a single storey rear extension for a conservatory.

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 is a prominent feature in the streetscene at present and differs significantly in terms of its architectural style from adjoining properties which are primarily detached bungalows and two storey properties of a traditional appearance. The proposal would alter the appearance of the property somewhat, although as previously stated there is no uniformity in terms of architectural style in the area at present. On balance, the visual impact of the extension may be considered acceptable.

Given the scale and location of the proposal it is not anticipated to impact significantly upon the openness of the adjoining Green Belt, in line with Policy G6.

The proposal would be located approximately 30m from the rear elevations of No's 19 – 23 St. Winifred's Drive and would be partially screened from view by an existing two storey side element and would project a mere 1.05m above this, and as such the impact in terms of loss of light and outlook for these properties is not anticipated to be severe. No windows are proposed to be inserted in the rear elevation and as such the proposal is not anticipated to result in overlooking for these properties.

The proposal would be partially screened from the view of No. 15 by the existing two storey side element and would project 1.75m above this, given the separation of approximately 6.5m to the flank boundary with No. 15 and orientation of both sites, the proposal is not anticipated to impact significantly in terms of loss of light for this property. Given that a number of windows are located in the flank elevation at present, the proposal is not anticipated to result in a significant additional impact in terms of loss of privacy for No. 15 to such an extent as to warrant refusal. There will be an additional bulk added to the property when viewed from the front, rear and from one side and this may be considered to have an impact on the street scene and when viewed from properties to the rear; on balance this change is considered acceptable.

The proposal would be shielded from the view of No. 19 Belvedere Road by the bulk of the existing dwelling and as such the impact on the residential amenities of this property would be minimal.

Therefore, on balance 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.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02394, 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 ACI17 No additional windows (2 inserts) first/second floor rear and
 flank extension
 ACI17R I17 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

Reason: In the interests of the visual amenities of the area and the residential amenities of the adjoining properties.

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
- G6 Land Adjoining Green Belt

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

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