

SECTION '2' – Applications meriting special consideration

**Application No :** 11/03214/FULL6

**Ward:**  
**Bromley Common And  
Keston**

**Address :** 55 Forest Drive Keston BR2 6EE

**OS Grid Ref:** E: 542371 N: 165056

**Applicant :** Mr Kevin Chan

**Objections :** YES

**Description of Development:**

Part one/two storey front, side and rear extensions including increase in roof height to form second floor accommodation, creation of balcony areas to front and rear and creation of basement accommodation

Key designations:

Conservation Area: Keston Park

**Proposal**

The application proposes to construct part one/two storey front and rear extensions including increase an increase in roof height to form second floor accommodation; creation of balcony areas to front and rear; creation of basement accommodation.

The proposed front extension would be some 11.3 metres in terms of its depth of forward projection and would be located at its closest point around 2.5 metres away from the flank boundary of the site located adjacent to the rear gardens of the properties in Croydon Road. The front extension would accommodate at ground floor a new integral double garage, cloak room, boiler room, porch and hall. The first floor would accommodate a bedroom, gallery landing, bathroom, kitchen and balcony. The balcony would be located above the proposed front porch.

The rear extension would accommodate at ground floor an extended living room towards the northern boundary adjacent to the rear gardens of the properties located within Croydon Road and a new breakfast room located towards the southern boundary. At first floor additional bedrooms are created with an enclosed balcony area.

**Location**

The application site is a detached residential property located within the Keston Park estate. The existing two storey house has around 3600sqft floor area set out in a linear layout across the site to maximise the front and rear aspects.

The surrounding area is predominantly residential in character with large detached properties on substantial plots.

### **Comments from Local Residents**

- The street scene and the ratio of house size to plot size referred to by the applicant is incorrect in that it shows a plan of the house which was never built.
- The property is already in an elevated position and the sheer size, bulk and scale of the proposed extensions would result in loss of light, outlook and privacy.
- The proposal is virtually a redevelopment of the property with the overall height and scale of the existing building being substantially increased.
- The development would result in harm to the existing trees and boundary vegetation.
- If this is approved it would result in further unacceptable redevelopments of properties within the area.

In response to some of these comments an up to date approved as built site layout has been submitted by the applicants agent along with illustrative images to further demonstrate the scale and massing of the approved adjacent dwelling at number 53 towards the southern boundary of the site.

The full text of this correspondence is available to view on file.

### **Comments from Consultees**

From a heritage and urban design point of view, the previous comments and concerns on the refused application are still applicable in this case. The proposal would not be subservient to the host dwelling and would result in an over development of the site.

The Advisory Panel for Conservation Areas, (APCA) were consulted on the application and made the following comments:

The proposed extensions are an overdevelopment of excessive intensity, detrimental to the host building and harmful to the character of the conservation area.

With regards to trees and landscaping issues, no significant trees would be affected by the proposals. If minded to approve the application, appropriate planning conditions should be imposed on any approval to ensure existing trees are protected.

### **Planning Considerations**

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character

or appearance of that conservation area. The following policies of the Unitary Development Plan and London Plan are further considerations:

- BE1 Design of New Development
- BE11 Conservation Areas
- H8 Residential Extensions
- H9 Side Space

The Supplementary Planning Guidance for the Keston Park Conservation Area is a consideration here.

All other material considerations shall also be taken into account.

### **Planning History**

Under planning application ref. 10/01702, planning permission was refused for a part one/ two storey front, side and rear extension including an increase in roof height to form second floor accommodation, creation of balcony areas to front and rear and creation of basement. The proposal was considered to constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces and the bulk of the proposed extensions would detract from the character of the building and would harm the character and appearance of this part of the Keston Park Conservation Area contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan.

The proposal was also considered to be over dominant and detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of visual impact and loss of prospect in view of its size and depth of rearward projection thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

### **Conclusions**

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and whether the development would preserve or enhance the character and appearance of the conservation area and the street scene in general.

Policies BE1, BE11, H8 and H9 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area. The area around the site is predominantly residential and the buildings in the area are of a variety of styles and scale.

In this particular case, whilst it is acknowledged that the proposal has been reduced in its overall size and scale to attempt to address the previous reasons for refusal, the extensions proposed would still result in an extension towards the rear of some 4 metres located adjacent to the boundary with the rear gardens of properties within Croydon Road. The proposed extension towards the front of the

property would have a depth of projection of some 11.3 metres and these extensions would potentially result in some loss of outlook and amenity to the rear gardens of the properties located within Croydon Road.

Whilst the dwelling is not substantially increased in width as a result of this proposal, the overall depth and bulk is significantly increased. There is currently limited boundary vegetation / screening towards the northern boundary and as a result of this proposal the rear gardens of the properties located within Croydon Road which are located at a lower ground level would face a large, tall and long flank wall.

It may also be considered that the proposed extensions due to their design; scale and bulk fail to respect the conservation area and the setting of the existing building. The proposed extensions do not appear subservient to the host property. The depth and extent of the extensions proposed are considered to be harmful to the host building and the character of the conservation area in general. The proposal results in a significant increase in the footprint of the building and a large extension towards the front and rear of the property. The proposal is therefore considered harmful to the buildings character and the character and spatial standards of the conservation area.

Whilst the proposed extensions have been reduced in terms of their overall footprint and height, Members may still consider that the proposed extensions result in a significant increase in the overall built footprint of the site, harmful to residential amenities and the character and appearance of the conservation area in general.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01702 and 11/03214, excluding exempt information.

## **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces and the bulk of the proposed extensions would detract from the character of the building and would harm the character and appearance of this part of the Keston Park Conservation Area contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan.
- 2 The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able to continue to enjoy by reason of visual impact and loss of prospect in view of its size and depth of rearward projection thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

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