

Application No : 09/03486/FULL6

Ward:
Shortlands

Address : 31 Malmains Way Beckenham BR3 6SA

OS Grid Ref: E: 538471 N: 168232

Applicant : Mr Robin Southward

Objections : YES

Description of Development:

Two storey front/side extension with flank dormer and rear roof alterations (Amendment to application 08/03422 to retain roof profile as constructed)

Key designations:

Conservation Area: Park Langley

Area of Special Residential Character

Proposal

The application seeks retrospective permission for changes to the roof profile of the approved two storey front/side extension with flank dormer and rear roof alterations.

The changes involve an increase in the width of the roof profile to the south and north elevations by around 0.9m and an increase in the height of the roof pitch of the garage on the west and south elevations by around 0.8m.

Location

The application site is located within a predominantly residential area towards the eastern end of Malmains Way on the corner with Whitecroft Way within the Park Langley Conservation Area.

The site is screened by existing trees and hedges along the boundaries which are characteristic of properties within this conservation area. The area consists of substantial building plots with frontages of some 30 to 50m. The existing property currently has no extension but work has commenced on site.

Comments from Local Residents

The comments received are summarised below:

- The increase in size is highly objectionable as it results in an overdevelopment of the site out of character with the area.

- Building works have already started and it would appear that the change to the works approved is what they wanted to build at the start.
- It would appear that the purpose of this extension is to provide additional residential accommodation which is not appropriate here.
- This is not in keeping with the area
- This is not a small alteration to the approved plans. The scale of the revision will have a significant impact on the character and appearance of the conservation area.
- The new extension will be clearly visible from Whitecroft Way and is not well screened. This could clearly be separated into a separate dwelling and work has already started on this extension.
- The Park Langley Residents Association state that the application currently under consideration includes a roof structure more prominent than that approved and it is important to consider whether it is sufficiently detrimental to the conservation area and the street scene in general as this was an important factor in the dismissed appeal.
- The proposal is a small alteration and is in keeping with the area and street scene.
- The new extension is complimentary to the existing house and reflects the roof line more appropriately and is a visual improvement.

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

Comments from Consultees

The Advisory Panel for Conservation Areas, (APCA) were consulted on the application and their comments can be summarised as follows:

The amendments do not substantially increase the harm to the conservation area or street scene.

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 are further considerations:

The proposal falls to be considered primarily with regard to the following policies:

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

Due to the previous applications, objections received and the outcome of the appeal decision it is considered appropriate for a decision to be made by a Committee.

Planning History

Under planning application ref. 07/00629, permission was refused for a two storey detached building for garage/games room. The proposed building, by reason of its size, siting and bulk, was considered to result in an intrusive, overdominant and cramped form of development, detrimental to the character and spatial standards on the Park Langley Conservation Area.

Under planning application ref. 08/03422, permission was granted for a two storey front/side extension with flank dormer and rear roof alterations.

Under planning application ref. 09/01386, permission was dismissed at appeal for a side garage with first floor games room/bed sitting room to be used for carer accommodation. The proposal was considered prominent and out of character with the scale and appearance of the original house. It was considered harmful to spatial standards by filling in the open area to the side of the property and detrimental to the character and appearance of the conservation area.

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 be in keeping with the character and appearance of the conservation area and street scene in general.

Policies H8 and H9 draws 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.

The principle of the extensions has already been agreed by the previous permission; however the extensions which are almost complete on site are not in accordance with the approved permission. The roof profile of the building has increased in width and height. The footprint and floor area are as originally approved.

It is considered that the proposed extensions would be unlikely to impact significantly on the amenities of neighbouring residents due to the distance from the boundary, the orientation of the site and existing boundary vegetation.

With regard to the impact of the proposed extensions on the visual amenities of the street scene, Members will note the substantial increase in the size of the property has previously been approved already reducing the visual gaps previously maintained

to the sides of the property. The changes to the roof profile to this approved scheme do not result in any further decrease in the side space maintained between the flank elevation and boundary adjacent to Whitecroft Way as the overall footprint of the building is to remain as approved.

The host property is one of several in this location which is set within a generous plot and features a very wide separation between one side of the host property and the flank boundary. The increase in size of the approved extensions at roof level does not however result in any further reduction of spatial standards.

Members will therefore need to consider whether the increase in the size of this previously approved extension results in any significant harm to the character and appearance of the area with particular regard to the street scene and layout of the site

Background papers referred to during production of this report comprise all correspondence on files refs. 07/00629, 08/03422, 09/01386 and 09/03486, excluding exempt information.

as amended by documents received on 16.02.2010

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 | ACI07 | Restrict to members of household (1 in) | at 31 Malmaims Way |
| | ACI07R | Reason I07 | |

Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

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

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 property;
- (c) the character of the development in the surrounding area;

- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

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