

**Application No : 10/00687/FULL6**

**Ward:  
Mottingham And Chislehurst  
North**

**Address : 34 Beaconsfield Road Mottingham  
London SE9 4DP**

**OS Grid Ref: E: 542198 N: 172508**

**Applicant : Mr S Darch**

**Objections : YES**

**Description of Development:**

Single storey rear extension  
RETROSPECTIVE APPLICATION

Key designations:

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

**Proposal**

The retrospective application seeks planning permission for a single storey rear extension. The extension will measure approximately 4.5 metres deep, 2.7 metres wide and 3.4 metres high.

**Location**

The application site consists of a semi-detached, two-storey dwelling located on the western side of Beaconsfield Road.

**Comments from Local Residents**

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

- property has become overly dense as it already has an extension and three other outside structures;
- depth and height of extension is over dominant; and
- side windows will compromise privacy.

**Planning Considerations**

The main policy relevant to this case is Policy BE1 (Design of New Development) and H8 (Residential Extensions) of the adopted Unitary Development Plan.

### **Planning History**

2000: Planning application (00/00373/FULL1) granted permission for single storey side and rear extensions and to increase height of existing garage roof.

### **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 extension would harm the residential amenity of the adjoining property at No. 36 Beaconsfield Road by reason of visual impact and loss of prospect due to its excessive size, having a depth of 4.5 metres and a height of 3.4 metres immediately adjacent to the boundary and a ground floor habitable room.

Having had regard to the above, Members may consider that the development in the manner proposed is not acceptable in that it would result in a loss of amenity to local residents.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00687, excluding exempt information.

as amended by documents received on 01.04.2010

### **RECOMMENDATION: PERMISSION BE REFUSED**

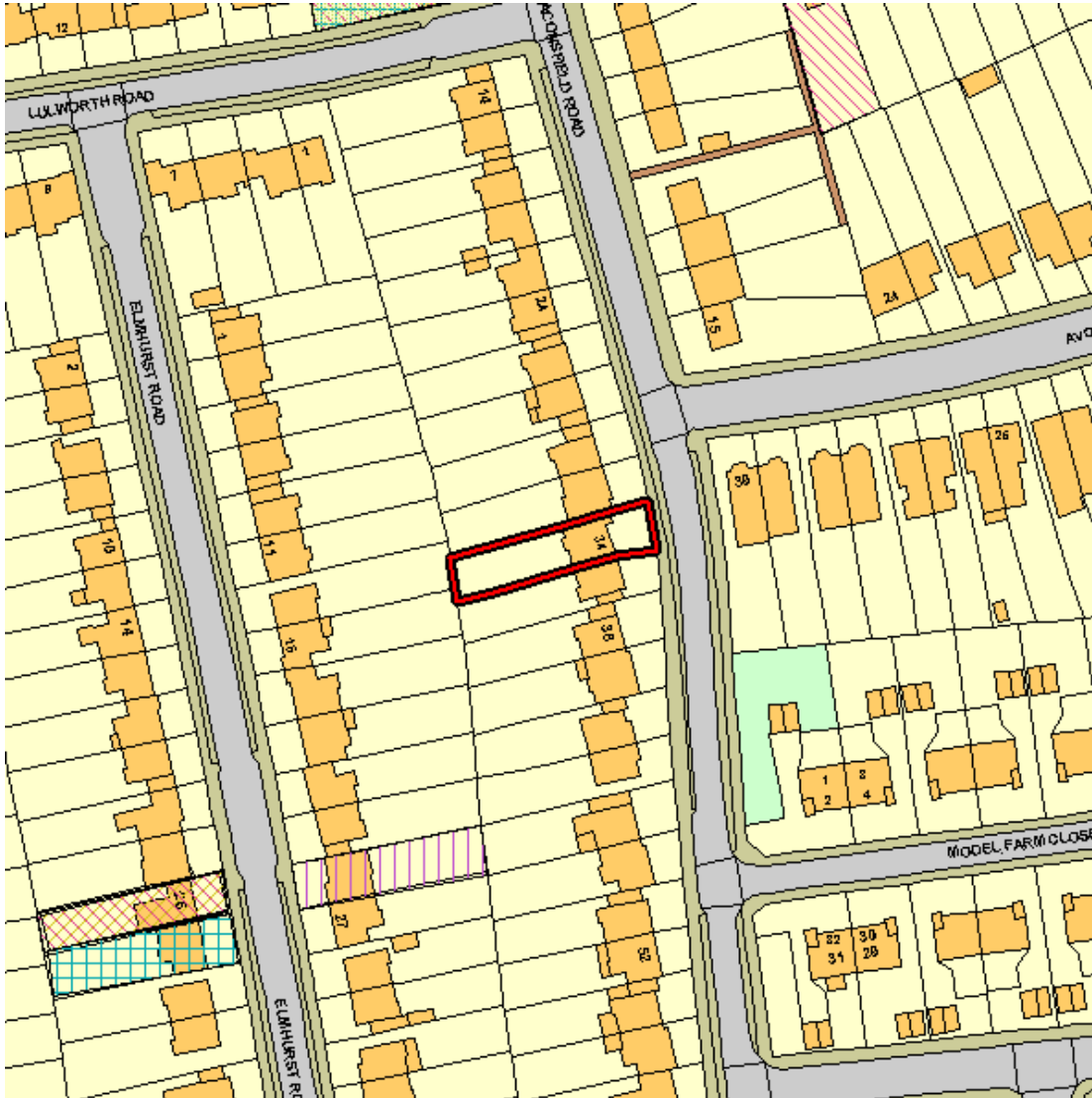
The reasons for refusal are:

- 1 The proposed rear extension would be overdominant and would be detrimental to the amenities that the occupiers of the adjoining property at No. 36 Beaconsfield Road might reasonably expect to be able continue to enjoy by reason of visual impact and loss of prospect in view of its size and excessive depth of rearward projection contrary to Policy BE1 of the Unitary Development Plan.

Further recommendation:

Enforcement action be authorised to seek a reduction in the size of the extension to within the limits of permitted development.

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RETROSPECTIVE APPLICATION



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