

Application No : 10/01002/FULL6

Ward:
Penge And Cator

Address : 42 Chesham Road Penge London SE20
7RJ

OS Grid Ref: E: 535448 N: 169484

Applicant : Mr B Zefi

Objections : NO

Description of Development:

Single storey rear extension and raised patio, steps, balustrade and steps to rear
PART RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

Planning permission is sought retrospectively for the following works to the property:

- single storey rear extension, approx. 2.89m in depth, 3.3m in height and 6m in width with shallow pitched roof and parapet walls
- raised patio area, approx. 1.5m in height, projecting approx. 3.59m in depth from the rear of the extension

In addition, a glass balustrade and steps are proposed to link the patio to the garden area. At the time of visiting the site these works had not been undertaken.

Location

The application site is located on the south-eastern side of Chesham Road, Penge, and comprises a mid-terrace dwelling.

The application site is bounded by allotment gardens to the rear.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time of writing the report no objections had been received.

Comments from Consultees

No consultations were made in respect of this application.

Planning Considerations

The main planning policies of relevance to this application are as follows:

BE1 Design of New Development
H8 Residential Extensions

This application has been referred to Committee in view of the fact that it is part retrospective.

Planning History

There is no recent planning history of relevance to this application.

Conclusions

The main issues relating to this application are the impact of the extension and raised patio area to the amenities of residents adjoining the application site, and the impact of the works to the character and appearance of the surrounding area.

The single storey rear extension may be considered an acceptable height and depth for this mid-terrace host property, and may not give rise to a significant loss of amenity to local residents. Given the relatively modest dimensions and the siting of the extension to the rear of the property, it is not considered that the character of the area is likely to be affected.

With regard to the raised patio, it is noted that there would originally have been a raised patio area to the rear of the host property and that this would, in view of the drop in ground level to the rear, appear to be a common feature to properties in the vicinity of the application site. However, the raised patio that has been constructed on the site extends approx. 3.59m beyond the rear wall of the extension (effectively 6.5m approx. from the rear wall of the dwelling), which represents a substantial increase in depth over the existing patio. This depth, when coupled with the height (approx. 1.5m) is considered to be excessive and affords views into neighbouring gardens and back towards the rear of the adjoining dwellings, giving rise to a serious loss of privacy in this close-knit residential area. While it may be possible to erect a higher fence to act as a screen, the additional height when added to the height of the patio (approx. 1.5m) would be likely to result in an unacceptable visual impact and loss of amenity to neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/01002, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The raised patio area is excessive in height and depth, and gives rise to a serious loss of amenity to residents adjoining the application site with particular regard to overlooking and loss of privacy, thereby contrary to Policy BE1 of the Unitary Development Plan.

Further recommendation:

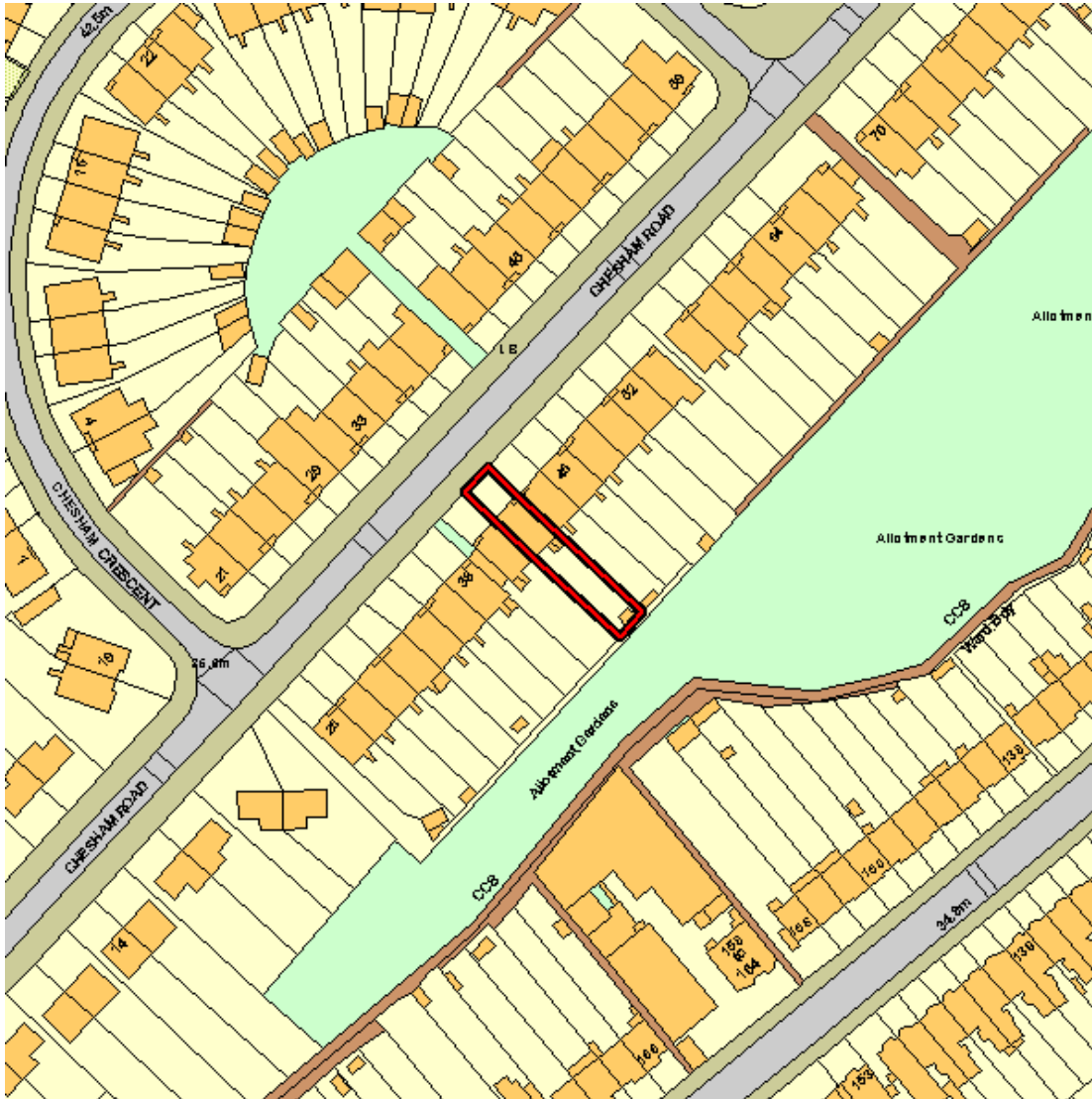
ENFORCEMENT ACTION BE AUTHORISED TO SEEK THE REMOVAL OF THE DECKING IN EXCESS OF PERMITTED DEVELOPMENT

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PART RETROSPECTIVE APPLICATION



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