

SECTION '2' – Applications meriting special consideration

Application No : 12/00805/FULL6

Ward:
Kelsey And Eden Park

Address : 81 Eden Park Avenue Beckenham BR3
3HJ

OS Grid Ref: E: 536702 N: 168360

Applicant : Mr Paul Harris

Objections : YES

Description of Development:

Part one/two storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

Planning permission is sought for a part one/two storey extension to the rear of the property. The extension would have a flat roof and have a maximum height of 5.5m. The extension would project a maximum 3m to the rear, with the corner of the extension nearest to No.83 set back by 0.9m. The first floor element is also set in by 2m from the boundary with No.79.

Location

The application site comprises a two storey semi-detached property with accommodation within the roof (property has rear dormer extension). The house is situated in the northern side of the road.

Comments from Local Residents

Nearby neighbours were notified of the proposal and the responses received are summarised as follows:

- not objecting but keen to look at how extension may affect light into rear garden
- not in-keeping with surrounding area
- will not enhance area
- already have loft room and outbuilding

- concerned that flat roof would be turned into terrace/garden

Comments from Consultees

No internal or external consultations were made regarding the application.

Planning Considerations

The main policies relevant to this case are Policies H8 (Residential Extensions) and BE1 (Design of new development) of the Unitary Development Plan), which relate to the design of residential extensions and development in general.

Planning History

Planning permission was refused under ref. 03/01363 for a gable end/rear dormer extension and single storey rear extension on the basis that the roof alterations would unbalance the pair of semi-detached properties. The works that have been constructed on site (loft conversion) appear to have been done so under 'permitted development' although no lawful development certificate was given at the time.

Conclusions

The main issues to be considered in this case is the impact of the proposal on the amenities of adjoining neighbours, the impact of the extensions on the host building and wider street scene.

In respect of amenities, the proposed extension would project a maximum of 3m from the rear of the dwelling over the two storeys. However, Members will note that the extension is set in at first floor from the boundary with No. 79 by 2m, and there is a separation of 3.2m (width of shared access road) to the property at No. 83. It is noted that there have been concerns raised from adjoining residents and careful consideration must be given to the impact upon residential amenities. Members may consider that given the scale of the proposal, their siting and orientation, it is not considered that there will be any significant harm to neighbouring residents to warrant refusal of planning permission in this case

In terms of design, the two storey element of the extension would have a flat roof. The proposed extension would be sited to the rear of the house and would not be highly visible from the streetscene although may be viewed from several of the surrounding neighbours. Concerns have been raised stating that the flat roof could be used as a roof terrace although the existing dormer does not have doors at present a condition may be included in order to ensure this area is not used as such

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00805, 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 | ACI13 | No windows (2 inserts) first floor flank extension |
| | ACI13R | I13 reason (1 insert) BE1 |
| 4 | ACK01 | Compliance with submitted plan |

Reason: In order that the Local Planning Authority can reconsider any further amendments to the application thereby approved and to accord with policies BE1, H8 and H9 of the Unitary Development Plan.

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

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 the 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
- (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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