

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 12/00547/FULL1

**Ward:
Kelsey And Eden Park**

Address : 76A Manor Way Beckenham BR3 3LR

OS Grid Ref: E: 537522 N: 168608

Applicant : Mrs Yves Ferguson

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of two storey five bedroom dwelling house with integral garage

Key designations:

Conservation Area: Manor Way Beckenham

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Proposal

The proposal seeks permission for a replacement detached two storey five bedroom dwellinghouse with integral garage and accommodation within the roof space, incorporating a front dormer extension.

At ground floor, the accommodation will comprise of an entrance hallway, kitchen, dining room, two living rooms, utility room, office, wc, store and integral garage. At first floor, there will be four bedrooms, two en-suites, a dressing room and a family bathroom. The roof space will provide a box room, bathroom and playroom.

The details of the proposal are as follows:

- the proposed replacement dwelling house will be sited in similar position on site as existing dwelling;
- approx. 10.9 metres in width along the front, 9.65 metres in width at the rear, 14 metres in depth along the southern flank elevation (excluding the projection of the bay window), 15.4 metres in depth along the northern flank elevation (including the garage projection) and with a maximum height of approx. 9 metres;
- there will be a minimum separation of 1 metre between the northern and southern flank elevations and property boundaries;

- to feature hipped roof design, with two forward facing gabled sections and central front dormer extension, two chimneys with one on either side of the roof,
- an integral garage which projects forward of the front elevation of the main dwelling house by approx. 1.4 metres and a bay window at ground floor;
- to be brick-built with red brickwork, with corner detailing and white render to the side and rear elevations, with the red brick band continuing from the front elevation round to the rear. The roof pitch will be continued around the side elevations;
- traditional white painted timber windows and timber doors.

The proposal will also involve new landscaping to the site.

Location

The application site is located on the western side of Manor Way, close to the junction with Little Acre and within the Manor Way Beckenham Conservation Area.

At present, the site is host to a two storey dwelling of little architectural merit which features white weatherboarding at first floor level. The immediate surrounding area is mixed in character, with dwelling houses along Manor Way being detached and typically of two storey height, varying in form and character, set back from the roadside on spacious plots

Comments from Local Residents

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

- objected to previous application on behalf of clients;
- current application omits the previously proposed balcony, which is a welcome amendment;
- however the plans retain the bay window at first floor level on the front (eastern) elevation;
- as the south-eastern corner of the proposed house would be forward of the existing house and approx. 2.5 metres forward of the front elevation of the nearest part of No. 78 Manor Way, the south-facing window in the first floor bay would result in overlooking;
- resulting loss of privacy;
- if permitted, the property would benefit from permitted development rights once built, therefore conditions are suggested;
- application for CAC should only be approved once replacement dwelling of suitable design has been approved.

Comments from Consultees

Highways Drainage – no objection to scheme however the ground is likely to be clay, therefore soakaways won't work.

Waste Services – refuse and recycling to be left edge of curtilage.

Highways Engineer – the site is utilising the existing vehicular access which leads to the integral garage. This is satisfactory, and no objection is raised.

Environmental Health (Pollution) – no objection raised.

Environmental Health (Housing) – no adverse comments, provided scheme meets or exceeds full Building Regulations standards for Means of Escape in case of fire, sound insulation and thermal efficiency. Given the increase in water using appliances within the new development, the developer should consider harvesting, storage and reuse of greywater and rainwater for WC flushing purposes and on-site irrigation.

Thames Water – no objection to sewerage or water infrastructure. With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. Connections are not permitted for the removal of Ground Water. Where the developer proposed to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Advisory Panel for Conservation Areas (APCA) raised objection to the proposal on the basis of poor roof design. The gables and dormer need to be redesigned and shown consistently on all drawings. A treatment more closely resembling that at No. 47 would be more appropriate.

Planning Considerations

No objection raised to the principle of this proposal in terms of the impact upon the conservation area, however concerns that gables may look awkward.

There is beech tree in the front garden which is protected by a TPO – it is not shown on the plans but would be unaffected by this proposal.

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

- BE1 Design of New Development
- BE11 Development in Conservation Areas
- H7 Housing Design
- H9 Side Space
- T3 Parking
- T18 Highway Safety

London Plan Policy 3.5

Planning History

In terms of relevant planning history, a full planning application was submitted under ref. 11/01747 with an associated Conservation Area Consent application

under ref. 11/01748. Both of these applications were withdrawn by the applicant prior to determination.

The current application should also be considered in conjunction with a conservation area consent application for the demolition of the existing dwelling, under ref. 12/00548.

Conclusions

Members may consider that the main issues relating to the application are the effect that it would have on the character of the Manor Way Conservation Area that the site is located within and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed replacement dwelling would be located largely on the same footprint of the existing dwelling house, with the exception of the south-eastern corner of the building (serving the living room) which will project forwards of the existing building by approximately 3.3 metres with an additional forward projection of 0.9 metres for the bay window feature, and the garage will now be integral and pulled away from the property boundary compared to the current garage.

It is considered that the overall footprint of the proposed replacement dwellinghouse will not result in an excessive level of site coverage when compared to the site coverage of the existing dwellinghouse, with an increase in floor area above the floor space of the existing dwellinghouse by approximately 122.16m². For this reason the application is liable for payment to the Mayoral Community Infrastructure Levy (CIL), however this slight increase in floor area is not considered excessive or likely to lead to a detrimental impact upon the character of the area or amenities of occupiers of neighbouring properties.

The proposed replacement dwelling would be sited in a similar position to the existing dwelling, and would be of a similar width overall, although would have a greater maximum height, increasing from 7.7 metres to approximately 9 metres, including accommodation within the roofspace. The additional height of the proposed dwelling would not be out of keeping with the character of the area and Members may consider that the design of the replacement dwelling house may in fact enhance the character of the Manor Way Conservation Area. The proposed height of the resulting building is considered to be in keeping with other properties along the road, therefore Members may find that it would not detract from the streetscene nor be detrimental to the character of the conservation area.

In terms of the height and scale of the proposed replacement dwellinghouse, the scheme incorporates a number of features such as the forward facing gable features and hipped roof design which may be considered to be in keeping with the general design character of the majority of properties within the streetscene and will help to break up the bulk of the built form. In addition, the palette of materials to be used would be similar to those of the surrounding dwellings, which may be considered to soften the visual impact of the built form in this case.

Members may therefore consider that the overall design and architectural merit of the proposed replacement dwelling house would preserve the character and appearance of the Manor Way Beckenham Conservation Area, and by introducing a design which is more in keeping with other properties in the area is likely to enhance the conservation area. Whilst concerns have been raised on behalf of the occupiers of the adjacent dwellinghouse, Number 78, with regard to loss of privacy through the introduction of bay windows to the front of the property, Members may consider that these windows would be a sufficient distance away from the neighbouring properties to prevent any undue loss of privacy, or the ability to directly overlook the neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01747, 11/01748, 12/00548 and 12/00547, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|----|-----------------|---|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC01
ACC01R | Satisfactory materials (ext'nl surfaces)
Reason C01 |
| 3 | ACC03
ACC03R | Details of windows
Reason C03 |
| 4 | ACD02
ADD02R | Surface water drainage - no det. submitt
Reason D02 |
| 5 | ACH05
ACH05R | Size of garage
Reason H05 |
| 6 | ACH32
ADH32R | Highway Drainage
Reason H32 |
| 7 | ACI02 | Rest of "pd" Rights - Class A, B,C and E
Reason: In order to comply with Policies BE1 and BE11 and to preserve and protect the character and appearance of the Manor Way Beckenham Conservation Area. |
| 8 | ACI11 | Obscure glaz'g/details of opening (1 in) in the first floor flank elevations
Reason: In order to comply with Policy BE1 and to protect the amenities of the occupiers of neighbouring properties. |
| 9 | ACI17
ACI17R | No additional windows (2 inserts) flank dwellinghouse
I17 reason (1 insert) BE1, BE11 and H7 |
| 10 | ACK01 | Compliance with submitted plan
Reason: In order to comply with Policies BE1, BE11 and H9 and to preserve and protect the character and appearance of the Manor Way Beckenham Conservation Area. |
| 11 | | Where the developer proposed to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
Reason: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. |

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
- BE11 Development in Conservation Areas
- H7 Housing Design
- H9 Side Space
- T3 Parking
- T18 Highway Safety

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the appearance of the development in relation to the character of the area;
- (c) the appearance of the development in relation to the character of the Manor Way Beckenham Conservation Area;
- (d) the relationship of the development to the adjacent properties;
- (e) the character of development in the surrounding area;
- (f) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (g) the light and outlook of occupiers of adjacent and nearby properties;
- (h) the privacy of occupiers of adjacent and nearby properties;
- (i) the housing policies of the development plan; and
- (j) the conservation policies of the development plan.

INFORMATIVE(S)

- 1 RD125 Stopping up of Right of Way

Application:12/00547/FULL1

Address: 76A Manor Way Beckenham BR3 3LR

Proposal: Demolition of existing dwelling and erection of two storey five bedroom dwelling house with integral garage

