

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

**Application No :** 12/01483/FULL6

**Ward:**  
Kelsey And Eden Park

**Address :** 37 Oakfield Gardens Beckenham BR3  
3AY

**OS Grid Ref:** E: 537408 N: 167638

**Applicant :** Ms A Worwood

**Objections :** YES

**Description of Development:**

Single storey rear extension

Key designations:

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

**Proposal**

The application proposes to construct a single storey rear extension. The proposed extension would occupy the full width of the existing dwelling. The depth of rearward projection would be 3.2 metres adjacent to No. 39 and 3.7 metres adjacent to No. 35. The extension would have a maximum height of 3.9 metres.

**Location**

The application site is located within a predominantly residential area at the end of Oakfield Gardens a small residential cul-de sac in Beckenham. The property currently has no existing rear extensions. Both adjacent properties have single storey rear extensions.

**Comments from Local Residents**

- The roof of this extension should be as low and flat as possible in line with that at No. 39. The current proposal would result in loss of outlook and impact on existing views from neighbouring properties
- The roof line is too high and the development would cause loss of light throughout the day.

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

## **Planning History**

Under application ref. 12/01486, a Certificate of Lawfulness for a proposed loft conversion with a rear dormer is pending consideration.

## **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions

## **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 area, the existing building and the street scene in general.

Policies BE1 and H8 draw 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 predominantly terraced and semi detached dwellings set within spacious plots.

It is considered that the proposed extension would not on balance impact significantly on the amenities of neighbouring residents due to the height of the proposed extension, the orientation of the site, existing boundary screening and vegetation and the location of existing buildings at adjacent properties.

The proposed extension would be constructed up to the boundary of the site but would be single storey only and is considered to be subservient to the host dwelling and appropriately reflects the character and appearance of the area.

The development is not considered to result in any significant decrease in spatial standards as the footprint of the proposed extension is not considered on balance to be excessive and is similar to that at surrounding properties. The extensions are of an appropriate design and scale in keeping with the street scene and surroundings which could on balance be considered to relate well to the host dwelling and character and appearance of the area in general.

The main bulk of the extensions are located towards the rear of the property. Whilst the depth of rearward projection of the extension is some 3.7 metres adjacent to No. 35, there are existing similar rear extensions and building lines of a similar depth visible from the application site.

Members may therefore agree that this proposal is acceptable and would not result in a unduly detrimental impact on the residential amenities of neighbouring

properties nor impact detrimentally on the character of the area or the street scene generally given the overall size of the proposed extension, the orientation of the site, existing boundary screening and vegetation and the location of existing buildings and extensions at adjacent properties

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01483 and 12/01486, 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                               |

### **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 impact of the development on the character and appearance of the area
- (b) the relationship of the development to adjacent property and the street scene;
- (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.

**Application:**12/01483/FULL6

**Address:** 37 Oakfield Gardens Beckenham BR3 3AY

**Proposal:** Single storey rear extension

