

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

Application No : 12/01235/FULL6

Ward:
Kelsey And Eden Park

Address : 21 Monks Orchard Road Beckenham
BR3 3BH

OS Grid Ref: E: 537535 N: 166968

Applicant : Mr V Shukla

Objections : NO

Description of Development:

Single storey rear and first floor side extensions, conversion of garage to habitable room and roof alterations to incorporate rear dormer extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Historic Flooding
London City Airport Safeguarding
Local Distributor Roads
Ravensbourne FZ2

Proposal

Planning permission is sought for a single storey rear extension, a first floor side extension and roof alterations to incorporate a rear dormer extension. It is also proposed to convert the garage to form a habitable room. The full details of the proposal are as follows:

- single storey rear extension to measure 3.5m in depth, have a height of 4.2m and extend the entire width of the house
- first floor side extension to be located behind first floor element (which is an original feature of the property)
- existing subservient roof section to be enlarged to form half-hip, incorporating rear dormer with juliet balconies
- existing garage door to be removed and partially infilled, with new window inserted.

Amended plans have been received, showing an increase in the height of the proposed roof from a full hip to a half-hip, and an enlargement of the width of the rear dormer.

Part of the site falls within Flood Zone 2. Annotation on the plans confirms that the new floor level in the extension will be set level with the existing floor, and a minimum of 300mm above the flood line.

Location

The application property is a semi-detached dwelling, which is located on the eastern side of Monks Orchard Road. This part of Monks Orchard Road is mainly characterised by semi-detached dwellings, many of which appear to have been previously extended.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the receipt of amended plans. At the time of writing no representations had been received.

Comments from Consultees

Highways raise no objection to the proposed garage conversion. A standard condition is recommended.

Planning Considerations

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
H8 Residential Extensions
H9 Side Space

5.12 Development and Flood Risk

Planning History

There is no recent planning history of relevance.

Similar roof extensions to those proposed in this case were permitted at No. 17 Monks Orchard Road, under ref. 11/00311/FULL6.

Conclusions

The main issues for consideration in this case will be the impact of the development on the character and appearance of the area and the amenities of neighbouring residential properties. A further consideration will be the impact of the development on flood risk.

The proposed roof alterations will enlarge the existing fully hipped roof to form a half-hip type roof. The enlarged roof will however continue to be subservient from the main roof of the property, and in view of the existence of similar extensions to properties in the vicinity (including at No. 17 Monks Orchard Road) it is not

considered that the roof alterations would give rise to a negative impact on the character of the area. The proposed rear dormer appears to be of an acceptable scale, being set in from the sides of the roof and up from the eaves, and will not give rise to an unacceptable impact to the character of the area or the amenities of neighbouring residential properties.

The proposed first floor rear extension will be located behind the existing first floor side element over the garage, which is an original feature of the property. As constructed, the existing dwelling is positioned around 0.9m from the flank boundary. The proposed first floor side extension would follow the line of the existing dwelling, and as a result would not comply with the Council's minimum side space requirement, as defined in Policy H9. However, as the first floor side extension will be positioned behind an existing first floor element of the property and will not be readily visible in the street scene, it is not considered that any harm to the character or spatial standards of the area will arise, nor any retrograde terracing effect. As the first floor side extension will project no further beyond the existing flank or rear walls of the property, it is not considered that any undue impact would arise to the amenities of the neighbouring property at No. 19 Monks Orchard Road.

The proposed garage conversion raises no technical Highways concerns, whilst the proposed elevational alteration involved in partially closing the existing garage door opening and inserting a new window is small scale and will not harm the character and appearance of the host property or the area. The proposed rear extension is of an acceptable scale for the host property, and given its depth, it is not considered that an unacceptable loss of amenity would arise to local residents.

Finally with regard to flood risk, it is noted that the majority of the rear garden is located within Flood Zone 2, but the house itself is not. The plans confirm that the floor level in the rear extension will be no lower than the existing floor level, and on this basis it may be considered that there would be no significant increase in the risk of flooding at the property as a result of the development.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00311 and 12/01235, excluding exempt information.

as amended by documents received on 29.06.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies:

Unitary Development Plan:

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space

5.12 Development and Flood Risk

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

- (a) the character of the development in the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the design and conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

Application:12/01235/FULL6

Address: 21 Monks Orchard Road Beckenham BR3 3BH

Proposal: Single storey rear and first floor side extensions, conversion of garage to habitable room and roof alterations to incorporate rear dormer extension

