

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

**Application No :** 12/01381/FULL6

**Ward:**  
Kelsey And Eden Park

**Address :** 11 Kelsey Way Beckenham BR3 3LP

**OS Grid Ref:** E: 537358 N: 168750

**Applicant :** Mr Om Lahoti

**Objections :** YES

**Description of Development:**

Demolition of existing garage and erection of two storey side and single storey rear extensions

Key designations:

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

This application was originally reported to Members of Plans Sub-Committee No. 2 at the meeting held on 19th July 2012. Members deferred the application, without prejudice, to seek a reduction in the size of the extension.

Amended plans have been submitted for Members' consideration. The following changes have been made to the proposal:

- first floor of two storey side extension stepped back from front of dwelling by 0.78m with new pitched roof detail above ground floor to match opposite side of dwelling
- reduction in height of roof of two storey side extension by 0.42m
- reduction in size of eaves to two storey side extension by 0.35mm, resulting in an eaves-to-eaves separation with No. 9 Kelsey Way in excess of 1.7m

The original report is repeated below, updated as necessary.

**Proposal**

Planning permission is sought for the demolition of the existing single storey garage to the side of the property, and the construction of a two storey side extension, a single storey rear extension and alterations to an existing first floor bay window. The details of the proposal are as follows:

- two storey side extension to have width of 3.3m (with side space of 1.48m) and feature hipped roof subservient to main dwelling
- single storey rear extension to project with depth of approx. 4.2m, and have a height of 3.1m with a flat roof
- existing first floor bay to right hand side of front elevation to be replaced with flush window

## **Location**

The application property is located on the southern side of Kelsey Way, Beckenham, and comprises a detached dwellinghouse.

## **Comments from Local Residents**

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

The owner/occupier at No. 9 Kelsey Way (to the east of the application site) has raised the following concerns:

- development would result in considerable loss of light to flank windows in ground and first floor elevations of No. 9 by reason of height and proximity of extension
- development would result in a loss of privacy through direct overlooking into first floor landing window, together with the new rear facing window in the rear elevation which would overlook the patio
- the degree of separation between Nos. 9 and 11 would, as a result of the development, appear cramped and out of character
- proposal would result in the overdevelopment of the plot with a subsequent impact on the street scene

The owner/occupier of No. 10 Kelsey Way (opposite the application site) has raised the following concerns:

- no objection in principle but side extension should be stepped back on the front elevation to preserve the Arts and Crafts style of the houses in the road and maintain the brick quoin and avoid a straight abutment of old and new materials.

## **Comments from Consultees**

No consultations were made in respect of this application.

## **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

## **Planning History**

Under ref. 05/02705, planning permission was granted for the demolition of existing conservatory and erection of single storey rear extension.

## **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.

The proposed side extension will be positioned around 1.5m from the flank boundary, exceeding the minimum requirements defined in Policy H9. The extension will be finished in materials to match the existing dwelling and would appear subservient to the host dwelling. In addition, amended plans have been submitted which indicate that the first floor of the two storey side extension would be set back from the front of the dwelling, with a pitched roof detail to match the opposite side of the dwelling. This would appear to respond to the concerns raised locally regarding the design of the extension.

Although the extension will reduce the visual separation at first floor between the application property and its neighbour, in view of the side space maintained and the varying degrees of separation between properties in Kelsey Way, it is not considered that the development would give rise to an unacceptable impact on the character of the area or the visual amenities of the street scene.

Regarding the impact of the two storey side extension to the amenities of neighbouring residential properties, the adjacent property at No. 9 Kelsey Way would experience a reduction in the amount of daylight and sunlight to a number of windows in the flank wall of this property. This is borne out in representations received from the owner/occupier of this property. As detailed in the representation however, the majority of the windows affected serve circulation areas or non-habitable rooms and any loss of light to these windows will not therefore be a material planning consideration. Notwithstanding this, amended plans have been submitted which show a reduction in the height of the roof of the two storey extension adjacent to No. 9 by around 0.42m, and a reduction in the depth of the first floor element of the extension, achieved through setting the first floor back from the front of the dwelling by 0.78m. Members may find that these changes go some way to reducing the impact of the two storey side extension, allowing more light to penetrate between the application property and its neighbour at No. 9.

Two small ground floor flank windows serving the rear sitting room to No.9 will also be affected, however this also benefits from large patio doors on the rear (south facing) elevation of the property, and in this instance any loss of light to these windows will not be so significant to justify the refusal of planning permission.

Concerns have also been raised regarding the potential for overlooking as a result of the development. The first floor flank elevation features three windows, all of which would serve non-habitable rooms and can reasonably be conditioned to be obscurely glazed, limiting any possible overlooking. A bedroom window is also proposed in the first floor rear elevation of the extension, which has been raised as a concern by the neighbour. Whilst the concerns are noted, the window is rear facing and will not give rise to any greater degree of overlooking than existing rear facing windows in the host property.

Turning to the single storey rear extension, this will project with a depth of around 4.2m which would be similar to the depth of an existing single storey element of the property. Whilst the extension is of greater width than this existing element, spanning the entire width of the extended property, the host property is detached and it is not considered that neighbouring properties would suffer a significant loss of amenity as a result of this element of the proposal. It is not considered that this element will result in harm to the character and appearance of the area.

Finally with regard to the alteration to the front bay window at first floor level, this is considered to be a minor change in the appearance of the host property which will not result in a significant impact on the character of the area.

Having regard to the above and the amended plans submitted, Members may agree that the proposed development is acceptable on balance and that planning permission should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01381 and 05/02705, excluding exempt information.

as amended by documents received on 26.07.2012

## **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      Before the development hereby permitted is first occupied, the proposed window(s) in the first floor flank elevation of the two storey extension shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.  
         ACI12R      I12 reason (1 insert)      BE1

## **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  
H9 Side Space

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.

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