

SECTION '2' – Applications meriting special consideration

Application No : 12/01779/FULL6

Ward:
**Bromley Common And
Keston**

Address : 19 Forest Drive Keston BR2 6EE

OS Grid Ref: E: 542274 N: 164592

Applicant : Mr J Lloydall

Objections : NO

Description of Development:

Part one/two storey side and rear extension

Key designations:

Conservation Area: Keston Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Tree Preservation Order

Proposal

A part one/two storey side and rear extension is proposed by this application. A garage and single storey elements of the existing house are to be demolished in order to facilitate the extension.

The extension proposes a 3.75m wide side element and a 4m rearward projection to the ground floor and 3m to the first floor elements. The remaining side space to the northern boundary will be 2m. The front wall of the extension is set 0.75m back from the main front wall of the house and the roof height is 0.3m lower than the main roof and will be the same as the previous extension to the other side of the house.

Location

The site is located on the west side of Forest Drive and is a detached two story dwelling house. It is situated within Keston Park Conservation Area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations have been received at the time of writing the report. The applicant advised that the adjacent dwelling, No. 21 Forest Drive, had just been sold. It seemed to be unoccupied at the time of the site visit.

Comments from Consultees

A revised plan has been requested in order to assess the impacts of the development on the trees at the site. Tree comments will be reported verbally to Committee.

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
BE11 Conservation Areas
H8 Residential Extensions
H9 Side Space
SPG 1
SPG 2
SPG Keston Park Conservation Area

Planning History

The planning history shows under planning ref. 83/01381 permission was given for a two storey rear extension and in 1989, ref. 89/01421, for a two storey side and rear extension. In 1998, under ref. 98/01668, planning permission was refused for a two storey side extension with enlargement of roof including front and rear dormers. This was allowed on appeal.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Given the siting and design of the proposed extension it may be considered unlikely to have an undue impact on neighbouring amenities and therefore the main planning considerations fall as to the impact of the proposed development on the character and appearance of the conservation area and on the street scene generally.

Policy H9 requires, in order to protect high spatial standards and visual amenity, that residential development over one storey in height should be not less than 1m from the side boundary and more where higher standards of spatial separation already exist. Policies BE1 and BE11 require high standards of design and layout; space about buildings should provide opportunities to create attractive settings and development should complement the scale, form and layout of adjacent buildings and areas.

The SPG for Keston Park suggests that side extensions should generally be subsidiary in scale to the original host dwelling and states '...despite the often extensive garden land to the front and side, there is often deceptively little room in

which a house can be extended in these directions, without starting to damage the "strong landscape framework" within which it sits...'.

The appeal statement from 1998 highlighted that the site is on one of the smaller plots within Keston Park and is closer to the road than most of its neighbours although well away from its boundaries. The Inspector at the time noted that the extension in that case would sit 2m from the side boundary but that the much wider gap between the house and the other side boundary would ensure that the spatial quality was not lost and the house would not appear unduly cramped on its site.

The design of this proposal offers a nominal set back to the front building line and to the main ridge height. A 2m side space would remain to the northern boundary. There is a large hedge between the application site and the site to its north but it is not clear from the plans where the hedge sits on the boundary. The application does not indicate that this hedge will be removed as part of the development proposal.

In a conservation area where spatial standards are an important part of the character and appearance of the area Members are asked to carefully consider whether the proposed design is sufficiently subservient to the host dwelling (given the previous extensions at the site) and whether a 2m side space is considered a sufficient provision in order to protect the character and appearance of the conservation area.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01779 and 98/01668, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

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| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 3 | ACK01 | Compliance with submitted plan |
| Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan. | | |
| 4 | ACI10
ACI10R | Side space (1 insert) 2m northern
Reason I10 |
| 5 | ACI17
ACI17R | No additional windows (2 inserts) north and south
development
I17 reason (1 insert) BE1 |
| 6 | AJ01B | Justification GENERIC reason FULL6 apps |
| | D00003 | If Members are minded to refuse planning permission the following grounds are suggested: |

- 1 The proposal would constitute an overdevelopment of the site by reason of the width of the extension and the reduced side space and would harm the character and appearance of this part of the Keston Park Conservation Area contrary to Policies BE1 and BE11 of the Unitary Development Plan.

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