

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

Application No : 12/02013/FULL6

Ward:
Penge And Cator

Address : 43 Reddons Road Beckenham BR3 1LY

OS Grid Ref: E: 536167 N: 170382

Applicant : Mr Tony Boyle

Objections : NO

Description of Development:

Part one/two storey rear extension and alterations to existing side/rear element and elevational alterations and pitch roof over existing first floor flat roof extension.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds
Ravensbourne FZ2
River Centre Line

Proposal

This application proposes a part one/two storey rear extension and alterations to existing side/rear element and elevational alterations. A pitched roof is proposed to an existing flat roof first floor extension. The two storey element to the south elevation proposes two storey development to the boundary with a 1.35m projection beyond the rear building line at first floor level.

Location

The site is located on the west side of Reddons Road and is a two storey semi-detached dwelling house.

Consultations

Nearby owners/occupiers were notified of the application and no representations have been received at the time of writing the report.

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
SPG 1
SPG 2

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.

The application proposes a pitch roof over an existing flat roof first floor extension which although set back from the front of the house is visible from the street scene. It is set c 900mm from the boundary and proposes a significantly subservient pitch to the main roof.

The ground floor element of the extension is nominal and does not project beyond the wall of the neighbouring extension. The first floor element is to the boundary and projects c 1.35m beyond the rear wall of the adjoining semi-detached dwelling. The nearest edge of the neighbouring window will be 0.8m from this extended wall.

The addition of the pitch roof with the design proposed may be considered to have a positive impact on the street scene. The proposals overall are relatively small scale but the proximity of the first floor element to the southern boundary and the impact on neighbouring amenity will require careful consideration.

Given the adjoined dwelling is to the south of the application site and the projection beyond the rear wall is 1.35m, whilst there will be some visual impact, it may not be considered to be great as to warrant a planning refusal.

Having had regard to the above Members may consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02013, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 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 | AJ01B | Justification GENERIC reason FULL6 apps |

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