

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

Application No : 12/02405/FULL6

Ward:
Shortlands

Address : 139 Hayes Way Beckenham BR3 6RT

OS Grid Ref: E: 539014 N: 168046

Applicant : Mr Peter Li

Objections : YES

Description of Development:

Roof alterations incorporating rear dormer extensions and single storey rear extension. Insertion of rooflights on flat elevations and elevational alterations

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

This proposal is for roof alterations incorporating rear dormer extensions and single storey rear extension. The property is proposed to be extended by 3.5m on the ground floor with roof alterations above increasing the depth of the roof by 3.5m. Two dormer windows with a depth of 3.1m are proposed on the rear elevation one of which would feature a Juliet balcony, while rooflights are proposed on the flank elevations and elevational alterations proposed to the existing dwellinghouse.

The application site was inspected on 23rd August 2012 with a subsequent site visit undertaken at No. 100, at the request of the adjoining owner, on 13th September 2012.

Location

The application site is a detached bungalow with accommodation in the roofspace located within the Park Langley Area of Special Residential Character (ASRC). The original Edwardian core of the Park Langley "garden suburb" is a Conservation Area. The remainder, built sporadically between the 1920's and 1950's, whilst not of the same exceptional standard, has the character of a garden estate given by the quality and appearance of the hedges, walls, fences, and front gardens. The area, which comprises almost exclusively large detached two storey family houses on generous plots, is bounded by Wickham Way to the west, by Barnfield Wood

Road to the south, and by Hayes Lane to the north and east. It represents a coherent, continuous and easily identifiable area, which has maintained its character and unity intact.

Comments from Local Residents

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

- The Park Langley Residents Association states the proposed development introduces a first floor rear enlargement of the existing property which given the orientation of the property is directly opposite rear of properties in Hayes Lane one of which would be directly overlooked detrimental to residents who have previously enjoyed a different environment. Questioned whether this is consistent with others in the area and Policies BE1 (v) and H8 (i) of the UDP.
- Concerns from No. 137 that the proposed elevation (sic) of the roof height will impact on light received in kitchen and side door access of this property. Insertion of rooflights where before there were none will invade privacy. Bungalows in the area are scarce commodity. Proposed development is one of three unique styled 'eyebrow' window bungalow.
- No. 100 Hayes Lane state the initial development of Park Langley Estate have long gardens and detached two storey buildings along Hayes Lane but the bungalows have much smaller gardens which being single storey ensures each bungalow could enjoy complete privacy and not be overlooked. Proposal would convert single storey building to two storey dwelling with the result that the property will be moved 12 feet closer to No. 100 resulting in loss of privacy and overlooking. Dormer window extension with windows and French doors will directly overlook living quarters and bedroom. Higher roof line will change outlook/view from rear of No. 100. Proposal not in keeping with character of area and set precedent for overdevelopment.

Comments from Consultees

The Council's Highways Division were consulted who state the development will result in loss of one parking space by conversion of the garage to a habitable accommodation. However, there are spaces available within the site's curtilage which would be utilised for parking. Therefore, on balance as it is a small development no objections are raised to this proposal from a highways perspective.

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
- H10 Areas of Special Residential Character

The London Plan and National Planning Policy Framework are also a key consideration in the determination of this application.

Planning History

There is no recent planning history pertaining to this property.

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 proposal would not significantly alter the front elevation of the property, with minor elevational alterations such as the replacement of the main entrance doorway with a window and replacement of a garage door with a double door and full length window. These alterations are not anticipated to impact significantly on the visual amenities of the host dwelling. The roof profile would be extended by approximately 3.5m in depth to the rear which may be visible from certain positions along Hayes Way; however, this is not anticipated to appear incongruous in the streetscene or impact detrimentally on the visual amenities of the ASRC. The proposal does not intend to alter the appearance of the front eyebrow dormer window which is a characteristic of Nos. 135 – 139.

Concerns have been raised by a local resident that the proposed rooflights to be inserted in the flank elevations could result in a loss of privacy and sense of overlooking for adjoining properties. In order to ameliorate against this were permission to be granted a condition could be attached requiring these to be obscure glazed and fixed shut below 1.7m above floor level.

The proposal would involve a single storey rear extension of 3.5m in depth which would not project beyond the existing single storey element. The proposal would also involve roof alterations resulting in the proposal being 1.5m higher than the existing single storey element with an overall height of 5.75m. The development would also involve the construction of two rear dormer windows one of which would contain a Juliet balcony. Although this would add bulk to the rear elevation of the property it may be possible to construct a single storey rear extension with a depth of 4m and two dormer window extension in the rear elevation under permitted development (provided that does not exceed 50 cubic metres). The current proposal is not considered to add a significant increase in bulk compared with what could be constructed under permitted development.

The proposal would be sited 10.6m from the rear boundary with No. 100 Hayes Lane with a total separation of approximately 22m between the rear elevations of these properties (approximately 20m to the rear elevation of the conservatory at No. 100). Unlike neighbouring properties Nos. 135 – 139 are characterised by smaller rear gardens. Generally for developments for new dwellings a rear garden

with a minimum depth of 10m would be considered sufficient in such a suburban location, and as such the proposal is considered to have a satisfactory relationship with No. 100.

As previously stated the proposal would not project beyond the rear elevation of the single storey element and as such would not result in a significant increase in the footprint of the property. Although the proposal may result in some loss of privacy and sense of overlooking for No. 100 given the distance of the proposal to the rear boundary this is not anticipated to be of such an extent as to warrant refusal. The Juliet balcony proposed would not result in a raised platform on which to stand and is not considered to differ significantly in terms of its impact from a normal window. Were permission to be granted a condition could be attached requiring details of the method of screening to the rear boundary (to minimise the visual impact of the proposal when viewed from No. 100) be submitted to and approved by the Local Planning Authority prior to commencement of works on site.

The proposal would result in an increase of 1.5m in height above the existing single storey element. No. 137 is located to the north west of the application site, although the proposal may result in some increase in bulk on the rear elevation of the application site when viewed from No. 137, this would be minimised by the roof profile proposed which would hipped away from the boundary with No. 137, lessening its visual impact. On balance, the proposal is not anticipated to result in a significant loss of light for No. 137 to such an extent as to warrant refusal.

Having had regard to the above it was considered 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. 12/02405, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 3 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 4 No windows or doors shall at any time be inserted in the flank elevation(s) of the roof extension hereby permitted, without the prior approval in writing of the Local Planning Authority.
 ACI13R I13 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

Reason: In the interests of the residential amenities of the adjoining properties and the visual amenities of the area, in line with Policy BE1.

6 The rooflights to be inserted in the flank elevations shall be obscure glazed with a minimum of Level 4 obscurity and fixed shut below 1.7m above the floor level of the room in which they are to be located.

Reason: In the interests of the residential amenities of neighbouring properties, in line with Policy BE1 of the Unitary Development Plan.

7 Details of the means of screening on the rear boundary, to minimise the visual impact of the proposal on the residents of No. 100 Hayes Lane, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works.

Reason: In the interests of the residential amenities of neighbouring properties, in line with Policy BE1 of the Unitary Development Plan.

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

H10 Areas of Special Residential Character

Supplementary Planning Guidance 1 General Design Principles

Supplementary Planning Guidance 2 Residential Design Guidance

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

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (c) the impact of the development on the visual amenities of the Area of Special Residential Character;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

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