

SECTION '2' – Applications meriting special consideration

**Application No :** 12/03013/FULL6

**Ward:**  
Kelsey And Eden Park

**Address :** 13 Bramerton Road Beckenham BR3  
3NZ

**OS Grid Ref:** E: 536709 N: 168822

**Applicant :** Mrs Lucy Clark

**Objections :** YES

**Description of Development:**

Part one/two storey front/side extension and elevational alterations

Key designations:

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

**Proposal**

This proposal is for a part one/two storey front/side extension. The proposal would involve the construction of a first floor side extension with a maximum width of approximately 2.75m (minimum 2.2m) and depth of 8.4m at a first floor level. The proposal would have a hipped roof profile and would have a side space of 0.9m. The proposal would also project 0.75m to the front at a single storey level.

**Location**

The application is located to the north of Bramerton Road and is a semi-detached two storey single family dwellinghouse with attached single storey garage. Properties in the area are of a similar scale and architectural style.

**Comments from Local Residents**

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

- the tree shown within the boundary of No. 11 is actually 1m inside applicant's boundary.
- there is a rear extension at No. 11 which has a side window although this is not indicated on plans submitted. Concerns relating to loss of morning light to kitchen of No. 11 as a result of development.

## **Comments from Consultees**

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

## **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

T3 Parking

Supplementary Planning Guidance (SPG) 1 General Design Principles

Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

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

## **Planning History**

There is no recent planning history relating to this site.

## **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 Council's side space policy (Policy H9) requires a minimum distance of 1m be provided from the flank elevation to the flank boundary where first floor side extensions are proposed, in this instance a side space of 0.9m would be provided.

A number of neighbouring properties have previously constructed two storey and first floor side extensions, including No. 3 (91/01210) No. 9 (planning ref: 03/00154), No. 12 (planning ref. 89/00300), No. 16 (planning ref. 85/00325), No. 18 (planning ref. 87/01911), No. 24 (planning ref. 92/00459), and No. 26 (planning ref. 85/00325). The distance provided to the boundary is not annotated on the plans for many of these older applications, however, in relation to the most recent of these applications, No. 9 in 2003 (planning ref. 03/00154), this was granted planning permission on the basis that 915mm would be provided from the flank elevation to the flank boundary.

While the current Unitary Development Plan 2006 has now superseded the previous Unitary Development Plan 1994 which was in place during application ref. 03/00154, it is not considered that the side space policy has changed significantly

in the interim period. While the proposal would not meet the requirements that Policy H9 normally requires, the proposal is of a modest scale and would not result in unrelated terracing, with Policy H9 intends to prevent and as such many be considered acceptable in this instance.

Due to the modest scale of the proposal which would not project beyond the front or rear elevation of the existing dwellinghouse at a first floor level, it is not anticipated to result in a significant loss of light or prospect for neighbouring properties. One window is proposed to be located in the first floor flank elevation, however, this would service a bathroom as opposed to a habitable room and were permission to be granted a condition could be attached requiring this window to be obscure glazed to ameliorate against loss of privacy for No. 11.

As stated above a number of neighbouring properties have previously constructed similar first floor side extensions, and as such the proposal is not anticipated to be detrimental to the character of the area or appear incongruous in the streetscene.

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. 12/03013, excluding exempt information.

## **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     ACH03            Satisfactory parking - full application  
       ACH03R        Reason H03
- 4     ACI11            Obscure glaz'g/details of opening (1 in)     in the first floor  
       flank elevation  
       ACI11R        Reason I11 (1 insert)            BE1
- 5     ACI17            No additional windows (2 inserts)     first floor flank     extension  
       ACI17R        I17 reason (1 insert)     BE1
- 6     ACI10            Side space (1 insert)            0.9m     ground and first floor  
       ACI10R        Reason I10
- 7     ACK01            Compliance with submitted plan

**Reason:** In the interests of the visual amenities of the area and the residential amenities of the adjoining properties, in line with Policies BE1 and H8 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  
H9 Side Space  
T3 Parking

Supplementary Planning Guidance (SPG) 1 General Design Principles  
Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

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

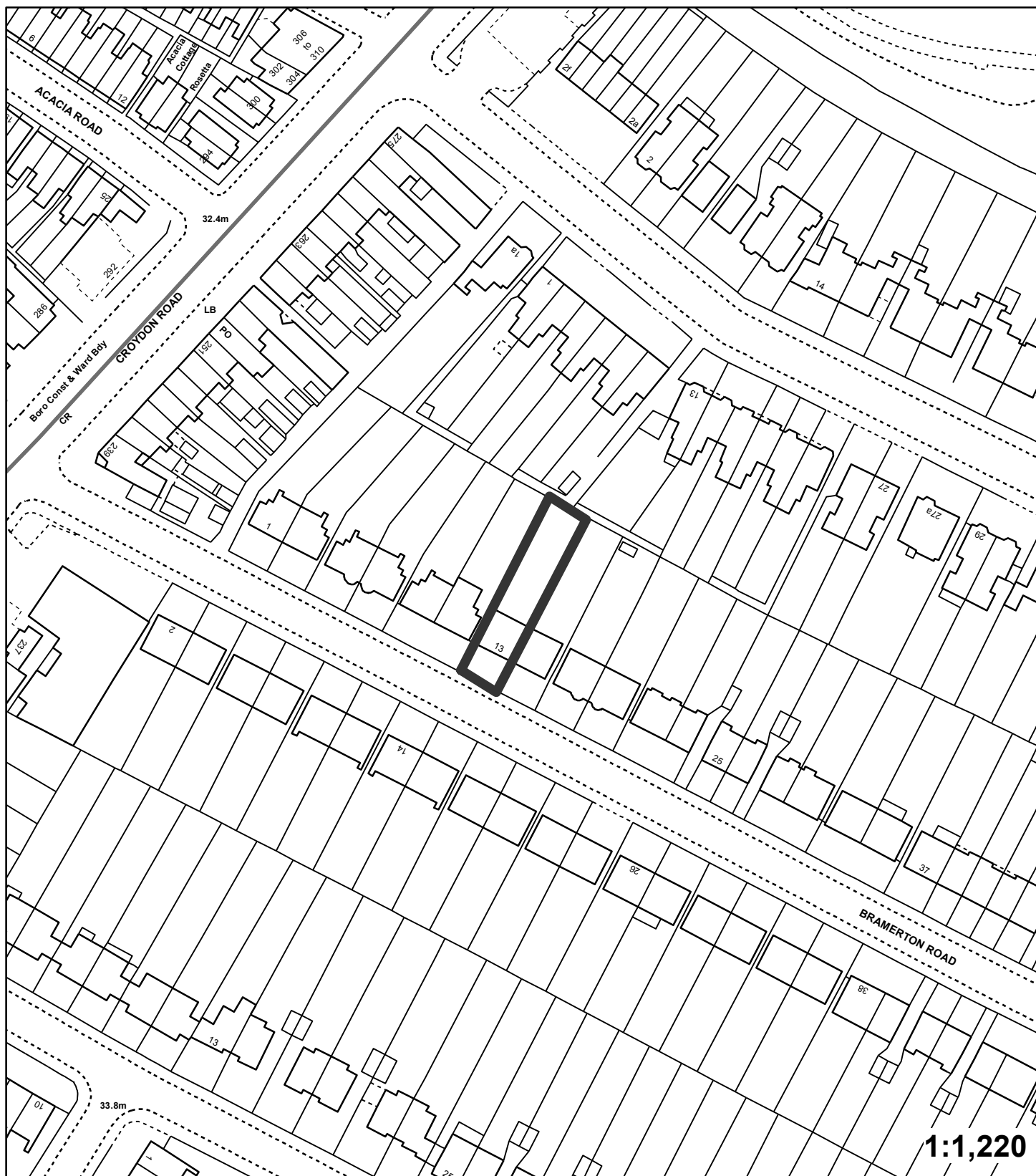
- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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