

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

Application No : 12/03215/FULL6

Ward:
Clock House

Address : 11 Forster Road Beckenham BR3 4LH

OS Grid Ref: E: 536277 N: 168933

Applicant : Mr R O'Hare

Objections : YES

Description of Development:

Part one/two storey rear extension.

Key designations:

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

Proposal

This application proposes a part one/two storey rear extension. The ground floor element proposes a rearward projection of 3.5m and will sit along the boundary with No. 13 and be set off the boundary to No. 9 by approximately 0.75m. The height of the parapet wall to the single storey element will be just over 3m. The rearward projection proposed to the first floor element is 2.45m and will be off-set from the shared boundary with No. 13 by approximately 2.9m and by approximately 0.75m to the north-east boundary (No. 9).

Location

The site is a two storey semi-detached dwelling house located on the east side of Forster Road within a residential area. The rear gardens are of a south-easterly orientation.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows (the full objections are available to view on file):

- restricts light to side windows to number 9, at ground and upper levels
- increased shadow to rear garden
- concerns with noise if proposed roof lantern had opening vents and is not at least double glazed

Planning Considerations

The application falls to be determined in accordance with the NPPF, the London Plan and the following policies of the Unitary Development Plan:

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

Supplementary Planning Guidance 1

Supplementary Planning Guidance 2

Planning History

Members will note that there is a current application for a Certificate of Lawfulness for a Proposed Development, ref. 12/03455, for a hip to gable extension and mansard roof to rear and the installation of rooflights to the front elevation. This application is due a decision by the Council by 7th January 2013 (but cannot be processed before 17th December 2012).

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 design and location of the proposed development it is not considered to have a detrimental impact on the street scene and therefore the main issues are the impact on the neighbouring amenities.

No. 13 is set to the south of the application site. The design of the original dwellings incorporates a bay window to the rear elevation of the pair of semi-detached houses resulting in windows angling towards each other on the adjoining boundary. Given this feature and the proximity to the boundary the 3.5m rearward projection will clearly have an impact on amenity to No. 13, however, given they are located to the south of the application site and the extent of the rearward projection remains at 3.5m this impact may not be so great as to warrant a planning refusal.

No. 9 is located to the north of the application site; to its flank elevation (facing the application site) is a side window (serving a breakfast room) and a part (obscure) glazed door to the ground floor and a bathroom window to the first floor. Neighbour objections are raised in respect of the impact on the amount of light these windows will receive in view of the development proposed. The proposed development will sit c 0.75m from this boundary. Policy H9 does normally require a minimum of 1

metre space from the side boundary of the site for a proposal of two or more storeys in height to help safeguard privacy and amenity of adjoining residents and to prevent a cramped appearance and unrelated terracing from occurring. In terms of preventing unrelated terracing the proposed development will continue rearwards from the existing house and will therefore not diminish the existing side space. In terms of impact on privacy and amenity of adjoining residents there is an existing single storey rear projection to No. 9 which will help to offset the visual impacts from the proposed development. In relation to impact on light, due to their location there may be some impact on the daylighting reaching to the flank windows of No. 95 therefore careful consideration needs to be given as to the extent of the impact from the proposed development. The two storey rearward projection is 2.45m and the separation from the flank wall of No. 11 will be in the region of 1.47m. Given the limited projection of the proposed development and the extent of separation it may be considered, on balance, that adequate light will remain and the impacts arising from the proposed development may not be so great as to warrant a planning refusal.

Other neighbour concerns were raised in respect of potential noise emanating from the proposed roof lanterns to the single storey element. The agent has confirmed it is non-opening. In the event of a planning permission appropriate conditions can be applied. Members will need to consider whether this is an appropriate condition.

The separate application for a Lawful Development Certificate is yet to be determined at the time of writing this report. In the event of the development the subject of that application being lawful it should be noted that the decision will be taken on the basis of the house as original (i.e. as at time of site visit and as shown on the existing plans submitted as part of that application).

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03215 and 12/03455, 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 ACK01 Compliance with submitted plan
 ACC01R Reason C01
- 4 AC117 No additional windows (2 inserts) flank development
 AC117R 117 reason (1 insert) BE1
- 5 Before the development hereby permitted is first occupied the proposed roof lanterns shall be incapable of being opened and shall subsequently be permanently maintained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

6 AJ01B Justification GENERIC reason FULL6 apps

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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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