

SECTION '2' – Applications meriting special consideration

Application No : 12/03720/FULL6

Ward:
Shortlands

Address : 2 Wickham Way Beckenham BR3 3AA

OS Grid Ref: E: 538015 N: 168489

Applicant : Mr Jim Day

Objections : NO

Description of Development:

Part one/two storey side, two storey side and rear and single storey side/rear extensions and front porch

Key designations:

Conservation Area: Park Langley

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Local Distributor Roads

Proposal

Planning permission is sought for a part one/two storey side, two storey side and rear and single storey side/rear extensions and a front porch.

Location

The application property is a detached dwelling, which is located on the southern side of Wickham Way within the Park Langley Conservation Area. It is sited in a prominent position at the north-eastern gateway to the Conservation Area.

At this point, the street is enclosed by substantial, two storey dwellings of individual design, sitting in spacious landscaped settings behind a variety of low boundary treatments. The front building line is fairly consistent and in most cases, generous spaces remain between buildings, with trees, shrubs and hedges having a strong visual presence.

Comments from Local Residents

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

Comments from Consultees

From the conservation perspective, it is considered that the extensions significantly enlarge the existing footprint increasing the level of development at the site consequently the appearance of the existing dwelling is entirely transformed which would be inappropriate to the local context.

APCA raise objections to the proposal in that the proposals do not reflect the original Arts and Crafts detailing and the extensions are not sufficiently subservient.

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
BE11 Conservation Areas
H8 Residential Extensions
H9 Side Space

The Supplementary Planning Guidance (SPG) for the Park Langley Conservation Area is also a consideration. Paragraph 3.24 relates to proposals for extensions and states the following:

“The spacious layout of the estate does provide scope for the addition of sensitively designed extensions. However, a new extension should not dominate the existing host building or significantly alter the spatial characteristics of the road by taking up large amounts of side or front space. For this reason, the rear elevation will be the preferred location for extensions, but this does not preclude the possibility of alterations elsewhere.”

Soft landscaping, consistency of scale in the built form & the regularity of spaces between buildings are equally distinctive features of the conservation area & their important contributions to local character are clearly defined in the SPG.

Planning History

The planning history includes a refusal under ref. 12/02924 for part one/two storey side/rear extension to include swimming pool, part two storey/first floor side extension and front porch. The ground of refusal is set out below:

The proposed extensions would result in disproportionate and overdominant additions to the host property which would unacceptably alter its form and character, resulting a retrograde lowering of the spatial standards to which the area is at present developed, detrimental to the character and appearance of the area and the visual amenities of the street scene at this prominent location, thereby failing to preserve or enhance the character and

appearance of the Park Langley Conservation Area, contrary to Policies BE1, BE11, H8 and H9 of the Unitary Development Plan.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the host property and the Conservation Area, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed extensions include a balcony to the rear elevation, a design feature brought forward from the original dwelling. In view of the siting of the dwelling and the proposed extensions, balcony and relationship to nearby dwellings it may be considered that the proposal is unlikely to have a detrimental impact on neighbouring amenities.

The supporting statement refers to the previous planning report in which it was considered that whilst the proposed extension to the eastern flank of the dwelling would be of a more appropriate scale to the host dwelling it did note that the proposal cumulatively would result in disproportionate additions. It is noted that the extent of intended new work has been reduced from that of the preceding proposal. However, it continues to encase the existing dwelling on three sides & significantly enlarges the existing footprint. In consequence the level of development at the site is substantially increased which would significantly alter its character, and the appearance of the dwelling in the street scene and wider context.

Additional comments were received from the agents highlighting that asymmetry of the building is not an original design feature but rather the product of a 'poor quality side extension', that the proposals are subservient to the host dwelling and reflect the original design of the building.

Given the existing structures and additions at the site it is likely that there is some potential to a sympathetic remodelling. However, the new work should be modest in scale, respect the architectural style of the existing building & preserve adequate space between the built form & side boundaries. Minor alterations & modestly scaled additions to the rear of the dwelling may also not be inappropriate, as such work has limited impact on the character of a conservation area.

From an Environmental Health (pollution) point of view, in the event of a planning permission, relevant planning conditions are to be applied.

Having had regard to the above, whilst it is clear the current scheme has been reduced from that previously refused, it is considered that the development in the manner proposed has not sufficiently addressed the previous grounds of refusal. The proposal would result in disproportionate additions to the host property which would unacceptably alter its form and character and result in a retrograde lowering of the spatial standards to which the area is at present developed, detrimental to the character and appearance of the area and the visual amenities of the street scene. The development would thereby fail to preserve or enhance the character and appearance of the Conservation Area.

In the event of a planning permission it should be noted that this proposal is potentially CIL liable.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03720 and 12/02924, excluding exempt information.

as amended by documents received on 01.02.2013

RECOMMENDATION: PERMISSION BE REFUSED

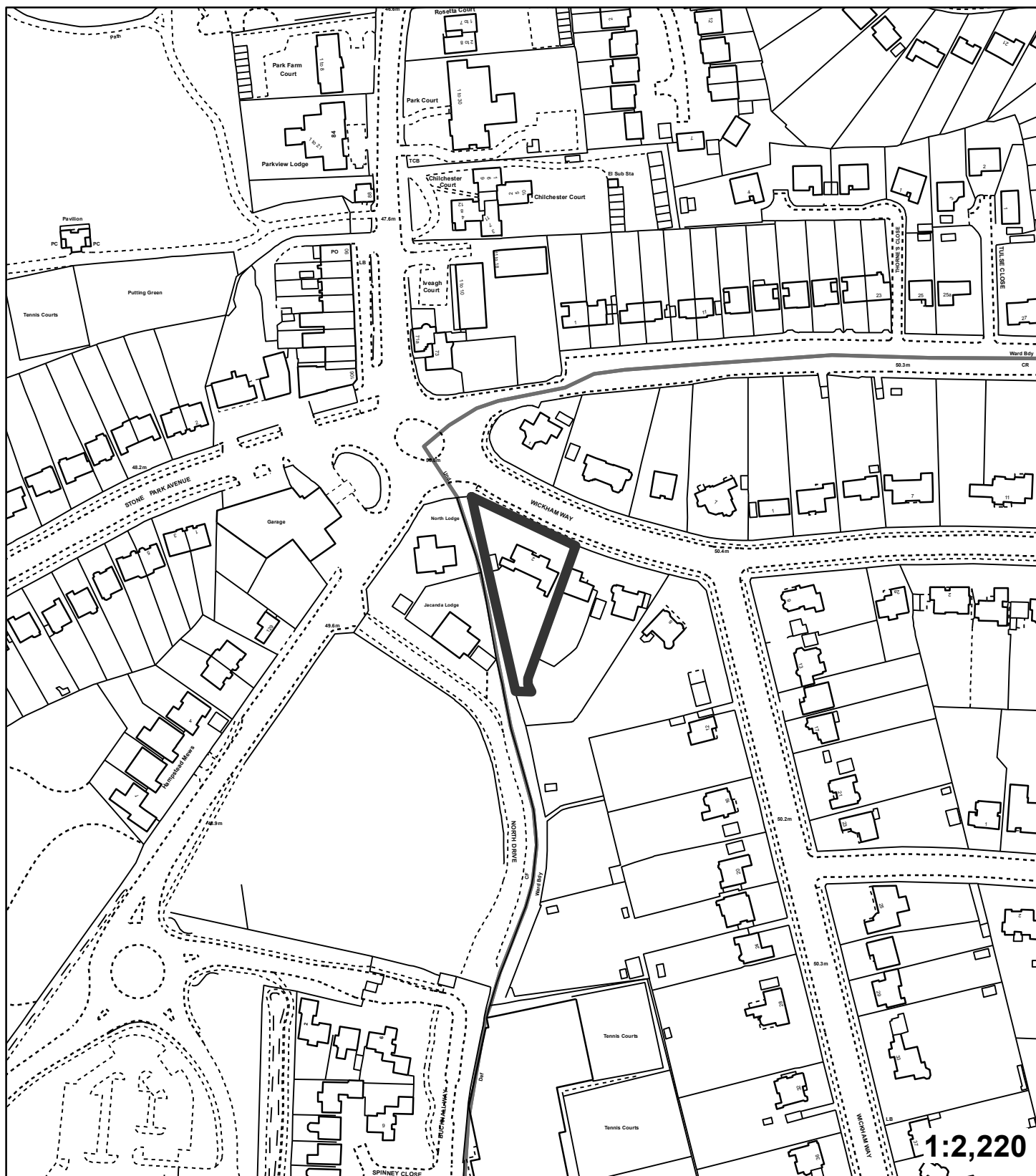
The reasons for refusal are:

- 1 The proposed extensions would result in disproportionate additions to the host property which would unacceptably alter its form and character, resulting a retrograde lowering of the spatial standards to which the area is at present developed, detrimental to the character and appearance of the area and the visual amenities of the street scene at this prominent location, thereby failing to preserve or enhance the character and appearance of the Park Langley Conservation Area, contrary to Policies BE1, BE11, H8 and H9 of the Unitary Development Plan.

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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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