

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

Application No : 13/00083/FULL6

Ward:
Kelsey And Eden Park

Address : 71 Manor Way Beckenham BR3 3LW

OS Grid Ref: E: 537640 N: 168403

Applicant : Mr S Scott

Objections : NO

Description of Development:

Two storey side extension and elevational alterations

Key designations:

Conservation Area: Manor Way Beckenham

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Local Cycle Network

Flood Zone 2

Flood Zone 3

London City Airport Safeguarding

Local Distributor Roads

River Centre Line

Proposal

The scheme proposes the demolition of single storey side garage and the erection of a two storey side extension along with elevational alterations and alterations to an existing side extension.

Location

The application site is a detached, two storey single family dwelling house which is located within Manor Way, Beckenham Conservation Area and to the west side of Manor Way on the corner with Stone Park Avenue. It falls within a Flood Zone 2. The dwelling has been previously extended and sits in a prominent corner location within the Conservation Area. The site levels drop away significantly to the rear of the site and there are a number of large trees within the site, including some tall conifer trees.

Comments from Local Residents

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

- From No. 73 – to support the application

Comments from Consultees

APCA raise no objection.

No objections are raised from a HUD point of view.

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:

H8 Residential Extensions
H9 Side Space
BE1 Design of New Development
BE11 Conservation Areas

SPG1

SPG2

Manor Way Conservation Area Supplementary Planning Guidance

Planning History

The planning history includes permission for an attached garage to the side of the house and the conversion of the existing garage into a utility room under ref. 86/02667 and under ref. 97/02667 planning permission was granted for a single storey side extension.

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.

Although the proposals will significantly enlarge the existing dwelling and alter the appearance of the principal elevations, the proposal replaces an unsympathetic flat roofed element and the new work is considered more in keeping with the architectural treatment of the host dwelling. A complementary materials palette is specified and it is considered that the alterations preserve much of the visual character of the front elevation. It is noted that a minimum 2m side space will be retained to the northern boundary which may be considered acceptable given the context of the site and that the proposed development offers an opportunity to enhance the present appearance of the northern elevation, which is a visually prominent feature in the Manor Way Conservation Area. In terms of Policy BE11, the proposed work could therefore be accepted as generally preserving the character of the Manor Way conservation area.

The proposals are not considered to create a detrimental impact in respect of neighbouring amenities; additionally a letter of support has been received from the adjacent occupiers at number 73.

The site is within an identified Flood Zone 2 area; mitigation measures have been addressed within a supporting statement.

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 significantly harmful impact on the character of the area and would not impact harmfully on the amenities of neighbouring residential properties. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00083, 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 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

BE1 Design of New Development

BE11 Conservation Areas

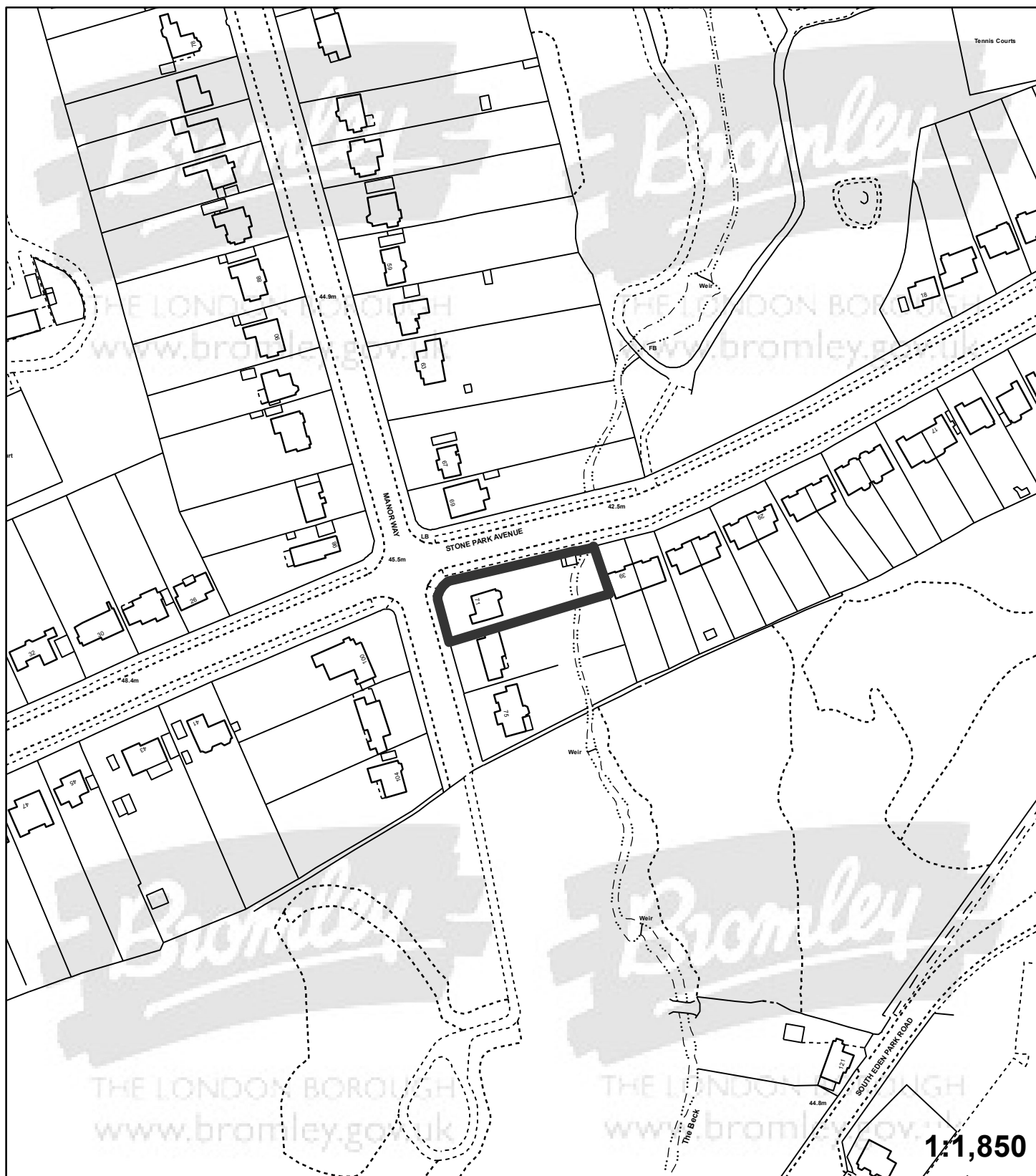
H8 Residential Extensions

H9 Side Space

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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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