

SECTION '2' – Applications meriting special consideration

Application No : 13/00661/FULL6

Ward:
Kelsey And Eden Park

Address : 20 Bucknall Way Beckenham BR3 3XN

OS Grid Ref: E: 538048 N: 167998

Applicant : Mr Les Meddick

Objections : YES

Description of Development:

First floor side extension

Key designations:

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

Proposal

This application seeks permission for a first floor side extension above the existing single storey flat roof garage. The extension would be 4.5m wide, 4m in length and 3.5m in height above the existing garage (but set below existing cornice detailing to the host building). It would be set back approx. 4.2m from the front elevation and would maintain a side space of between 2.7 – 3.9m to the northern flank boundary.

The external finish of the extension would comprise cream render and cornice detailing to match and respect the character of the host building. The fenestration will be of a similar design and proportion comprising timber sash windows to match existing.

Location

The site comprises one half of a pair of two storey semi-detached houses which form part of a coherent group of houses of a similar neo-Georgian style. Bucknall Way is located within a gated residential development containing a variety of buildings in terms of scale, design and architectural styles.

On the opposite side of the road are houses of a more Arts and Crafts style. Immediately adjacent to the northern boundary of the site is a single storey block of garages which serve The Mansion Apartments. To the rear (west) of the site is a

large area of open park land and to the south and east is residential development along Bucknall Way, St. Martin's Lane and Holly Close.

The application site does not lie within a conservation area or in an Area of Special Residential Character.

Comments from Local Residents

A letter of objection has been received in response to the proposed development, the comments of which are summarised below:

- No.20 has been substantially extended on the ground floor both to side and rear covering 50% of the curtilage, to extend further will have total disregard to this beautiful development,
- an application to extend No.28 Bucknall Way was refused under ref. 06/03236,
- no property within this development has extended at first floor,
- the current application is not much different from the previous applications and appeals which were refused,
- the extension would severely imbalance this pair of semi-detached properties, harmful to the general character and appearance of the area/gated development,
- it will be an unsightly protrusion from Bucknall Way despite efforts by the owner to allow irregular growth of bushes to conceal this but these bushes are managed by the maintenance company for the estate.

Comments from Consultees

No technical consultations are required for this application.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan, The London Plan and National Planning Policy Guidance

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 2012

Planning History

There is a recent history of applications for similar first floor development at the site which is summarised below.

Under ref. 09/01063, permission was refused for a first floor side extension which was 6.1m in width, 4.7m in length with a minimum side space of 1m towards the rear of the extension. This application was subsequently dismissed at appeal and the Inspector considered that given its substantial width and elevated position above the garage, that the extension would fail to retain a subordinate appearance relative to the scale and proportions of the existing house and would appear as a bulky and poorly- related addition to it.

Under ref. 12/01243, permission was refused for a first floor side extension of similar size to that refused under ref. 09/01063 but which was a mansard roof design. The application was refused on the grounds that the development would be harmful to the character and appearance of the host building and symmetrical appearance of this pair of semi-detached properties, detrimental to the character and visual amenities of the area and contrary to Policies BE1, H8, H9 and SPG 1&2 of the Unitary Development Plan.

Under ref. 12/03504, an application for a first floor side extension was withdrawn by the applicant in order to seek pre-application advice on a similar proposal.

Members may also note that an application under ref. 06/03236 for a single storey rear/2 side dormer extensions and roof terraces at side at No.28 Bucknall Way was refused on grounds relating to the first floor balcony in that it would give rise to undesirable overlooking of the adjoining dwellings contrary to Policies BE1 and H8 of the Unitary Development Plan.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area including the host building and the adjoining half of this pair of semi-detached properties and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed first floor side extension is considered to result in a more acceptable form of development which aims to reduce the mass and bulk compared to the previous schemes which have been refused and dismissed on appeal. In this case, the width, length and increase in separation to the flank boundary provides for a more subservient form of first floor development, the design and detailing of which compliments the host building. Whilst it is acknowledged that such development will unbalance this pair of semi-detached properties, Members may consider that the scheme now proposed would not appear disjointed in appearance to significantly harm the symmetry between these properties and by reason of its reduced width and siting set back from the front of the building would not result in an intrusive form of development harmful to the character of the host building or the visual amenities and character of the area.

It is noted that by virtue of the proposed siting of the extension above an existing flat roof garage that extends up to the property boundary at ground floor level, the development will not comply with the 1m minimum side space requirement of Policy H9 in the UDP. In this case however, the proposed first floor extension will provide a separation of between 3.9m (to the front) and 2.7m (to the rear) between

the flank wall of the extension and the flank boundary. Given the location of a single storey garage block immediately to the north of the site, it is considered that an exception to this policy requirement maybe given as the proposed development would not result in terracing or a cramped form of development in the street scene.

With regard to impact upon residential amenity, it is considered that the siting of the proposed extension would be generously separated from the nearest residential properties in Mansion Apartments (to the north) and to those properties opposite the site without causing harm to the living conditions of the occupiers of those neighbouring properties.

On balance, Members may consider that the proposed extension is an acceptable form of development without detrimental harm to the host building, character of the area and local visual and residential amenity.

In the event of planning permission being granted, it is noted that this development would not be CIL liable (Community Infrastructure Levy).

Background papers referred to during production of this report comprise all correspondence on files refs. 09/01063, 12/01243 and 12/03504, 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 |
| | ACC04R | Reason C04 |

Reasons for 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

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

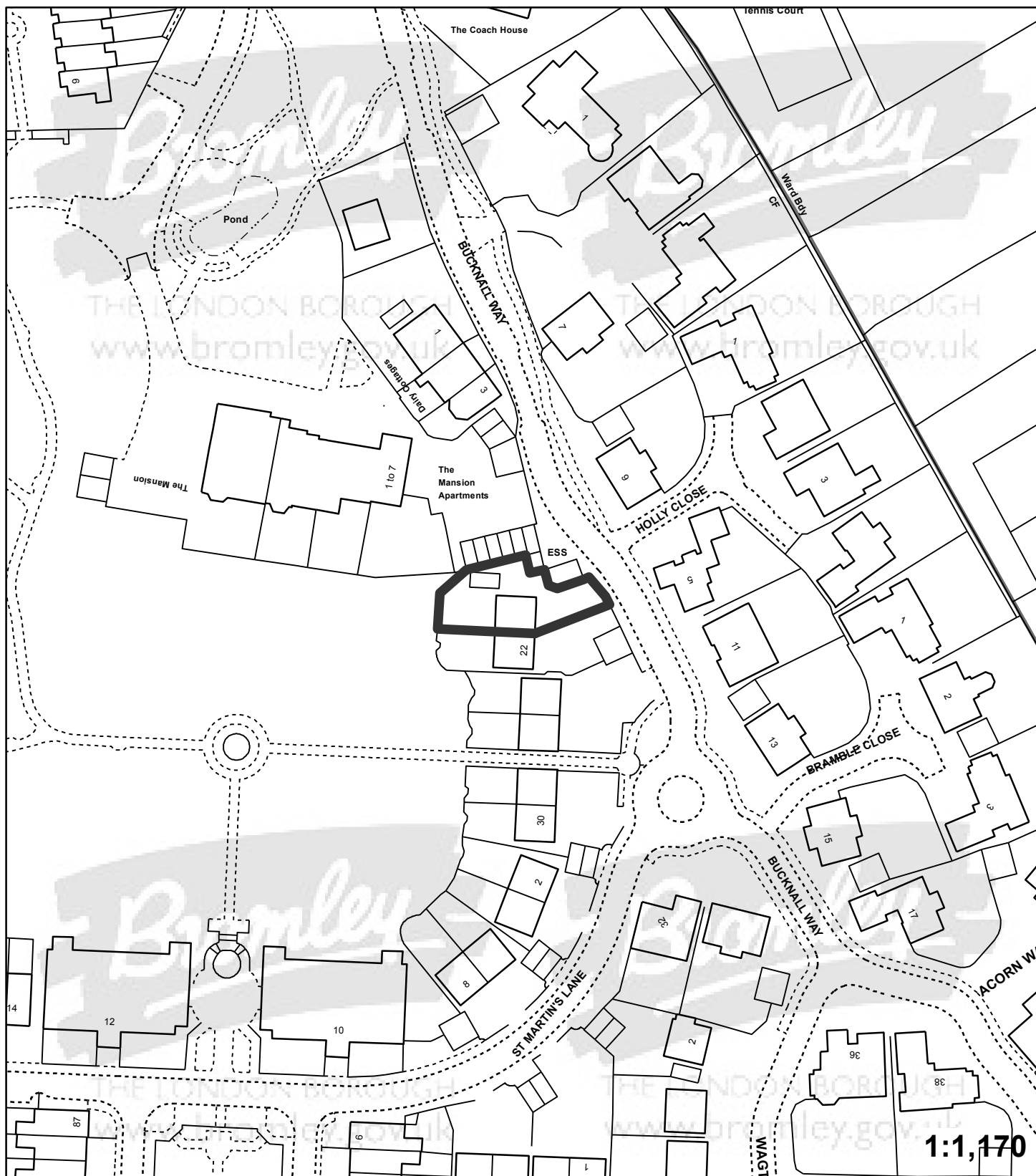
- (a) the appearance of the development in the street scene
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

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Proposal: First floor side extension



"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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