

SECTION '2' – Applications meriting special consideration

Application No : 13/00596/FULL6

Ward:
Shortlands

Address : 29 Bushey Way Beckenham BR3 6TA

OS Grid Ref: E: 538702 N: 167546

Applicant : Mr St John Cordingley

Objections : YES

Description of Development:

Single storey rear extension and roof alterations incorporating increase of roof height, half hip and rear dormer extensions

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency

Proposal

This application proposes a single storey rear/side extension and roof alterations incorporating increase of roof height, half hip and rear dormer extensions. The rearward projection of the single storey element is 3.9m to the eastern boundary. There is a flat roof first floor element already in-situ. It seems the original roof line was of hipped design with a subservient gable element incorporated to the side.

Location

The site is a two storey, semi-detached dwelling house located on the north side of Bushey Way, within an Area of Special Residential Character (ASRC).

Comments from Local Residents

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

- design concerns re raised roof line and subsequent imbalance to street scene
- would like to see reduction in depth of rear extension to 3m with maximum height of 3.2m.

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
H10 Areas of Special Residential Character

SPG1
SPG2

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.

Policy H10 requires for development proposals to respect and complement the established and individual qualities of the area. Appendix 1 states that the particular character of this part of Langley Park ASRC references character of a garden estate which is given by the quality and appearance of the hedges, walls, fences and front gardens. It also requires that the general height of existing buildings in the area shall not be exceeded. There is a mix of house type in the vicinity and the street scene evidences various types of extension. The application site is a semi-detached dwelling. The attached semi has been previously extended and the main part of the extended ridge line sits at a slightly lower level to the highest part of the roof. This application seeks to provide a rear dormer and incorporate a half hip design over the existing flat roof element. In so doing the overall height is raised in line with the highest part of the main roof. Neighbour concerns have been raised in this respect highlighting concerns with an asymmetric appearance and imbalance to the street scene.

The proposals will result in an imbalance to the pair of semi-detached houses. There is of course an imbalance at present and the proposed design will see the loss of the first floor flat roof element which is desirable. However careful consideration is to be given as to whether the development will result in a positive contribution to the street scene or whether the extent of additional bulk and imbalance is so harmful as to warrant a planning refusal ground.

The single storey side/rear element will project 3.9m to the rear and 1.3m out to the side. A small element of the flat roof design will be visible from the street scene. It is however set far enough back so as not to cause any harm to the street scene. It will be set off the eastern boundary by 0.325m. Neighbour concerns (number 31) suggest they would prefer to see a reduction to 3m rearward projection. The rear gardens are of a northerly orientation and number 31 is set to the east of the application site. Although there is a slight off-set from the boundary the rear garden is of northerly orientation and careful consideration needs to be given as to the harm caused to neighbouring amenities as a result of the 3.9m proposed rearward projection.

In an Area of Special Residential Character where planning policy requires for development proposals to respect and complement the established and individual qualities of the area Members are asked to carefully consider whether the proposed design outweighs the impacts of the existing flat roof first floor extension and whether it sufficiently protects the character and appearance of the area.

On balance, having regard to the above, Members may consider that the development in the manner proposed is acceptable in terms of its impact on the street scene but not acceptable in view of the depth of the rearward projection and the resulting loss of amenity to neighbouring amenities.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00596, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed extension would, by reason of the depth of its rearward projection, have a detrimental effect on the daylighting to the adjoining house and the prospect which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policy BE1 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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