

SECTION '2' – Applications meriting special consideration

Application No : 13/00713/FULL6

Ward:
Shortlands

Address : 23 Wickham Way Beckenham BR3 3AA

OS Grid Ref: E: 538151 N: 168386

Applicant : Mr Jon Samuel

Objections : YES

Description of Development:

Conversion and extension of detached garage to rear into habitable room with roof alterations and elevational alterations and new side access gate

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

This proposal is for the conversion and extension of detached garage to rear into habitable room with roof alterations and elevational alterations and new side access gate.

Location

The application site is located to the east of Wickham Way on the junction with Elwill Way and is a detached two storey single family dwellinghouse. The application site is located within the Park Langley Conservation Area.

Much of the character of the Conservation Area is derived from a spacious layout, typical of the Garden City movement. Streets are broad and often curving: the original designers strove to maintain at least 100 feet between the frontages of houses facing each other across the street. Mature trees remain from prior to the development of the estate. Many of the houses have extensive gardens with generous side space separating them from their neighbours.

The Park Langley SPG states "the Council will pay special attention to the landscape and spatial characteristics of the area and ensure that the green and spacious aspect of the estate is not eroded. It will achieve this objective through the development control process, where proposals that would bring about a

reduction in the spatial standards of the area, most particularly an erosion of existing side space between dwellings, will normally be resisted".

Comments from Local Residents

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

- concerns regarding consultation process undertaken by the Council and period of display of statutory Site Notice.
- proposal represents a form of backland development, overdevelopment of site due to location and distance to boundary with No. 1 Elwill Way.
- detrimental to character of the area and harmful to amenities of No. 1 Elwill Way, and as window in gable end of northern elevation would be inserted at first floor level providing unacceptable views of garden area and side window serving bathroom and main working area, the kitchen of No. 1.
- would establish pattern for similar undesirable garage conversions and extensions resulting in retrograde lowering of spatial standards in Conservation Area, contrary to Policies BE1 and H7 of UDP.
- proposal would not protect amenity of adjoining dwelling at No. 1 Elwill Way contrary to Policy BE1 of UDP.
- the benefits of providing residential accommodation are not considered to outweigh the impact on character, appearance and spatial standards of the area, therefore contrary to Development Plan policies, NPPF and other interests of acknowledged importance.
- location plan has not been updated causing confusion.
- location of proposed garage is at bottom of applicant's garden and would be possible to gain the space required to the western side of the garage without affecting view of No. 1 and resulting in loss of privacy for this property.
- proposed garage is a two storey development, contrary to Design and Access Statement.
- ambiguity as no clear measurements in terms of width and height of proposed garage extension shown on proposed plan.
- proposed gate causes confusion of garage conversion being first property of Elwill Way, undermining character of the Conservation Area establishing precedent for 'someone to seal up the site of a property' detrimental to harmony of area.

Comments from Consultees

The Council's Highways Division were consulted who stated the site is located to the corner of Wickham Way and Elwill Way. The development will result in loss of one parking space by conversion of the garage to a habitable accommodation. However, there are spaces available within the site's curtilage which would be utilised for parking. Therefore on balance as it is a small development no objections are raised this element of the proposal.

The Advisory Panel for Conservation Areas raises no objections to the proposal.

From a heritage perspective as there would be no increase in visual harm to the conservation area no objections are raised to this proposal.

From a trees perspective no significant trees would be affected.

Planning Considerations

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

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

Supplementary Planning Guidance (SPG) 1 General Design Principles
Supplementary Planning Guidance (SPG) 2 Residential Design Guidance
Supplementary Planning Guidance (SPG) Park Langley Conservation Area

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

Planning History

In 1989 under planning ref. 89/01706, permission was granted for first floor rear extension and single storey rear extension.

In 1989 under planning ref. 89/02570, permission was granted for a part one/two storey rear and single storey rear extensions.

In 2012 under planning ref. 12/00481, permission was granted for a single storey and first floor infill rear extensions with roof alterations and elevational alterations.

In 2012 under planning ref. 12/03058, a Certificate of Lawfulness was granted for the installation of 4 photovoltaic panels on front/side elevation.

The planning history most relevant to the current application is planning ref. 12/03312 which was refused permission for conversion and extension of detached garage to rear into habitable room with roof alterations and to include side dormers and elevational alterations and new side access gate on the following grounds:

"The proposal, by reason of its height and forward projection, would be over-dominant when viewed from No. 1 Elwill Way and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of visual impact and loss of prospect, contrary to Policy BE1 of the Unitary Development Plan.

The proposal which would involve the creation of a first floor would be not comply with the Council's requirement for a generous side space to be maintained to the flank boundary in respect of two storey development in the

absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H9, BE1 and BE11 of the Unitary Development Plan and Park Langley Supplementary Planning Guidance.

The proposal, by reason of its scale and location, would be capable of being severed to form a separate unit of accommodation, which would result in development of the site that would be harmful to the character of the Park Langley Conservation Area, contrary to Policies BE1 and BE11 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 and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Although the proposal would result in loss of one parking space by conversion of the garage to a habitable accommodation there are spaces available within the site's curtilage which would be utilised for parking. Therefore on balance no objections are raised to the principle of the conversion from a parking point of view.

In terms of the previously refused application, concerns were raised as the proposal would have been sizeable in scale exceeding the London Plan standards for a studio flat, a 1 bedroom 2 person flat and a 2 bedroom 3 person flat. The cumulative impact of the increase in height and front extension resulted in a scheme which was not considered to be subservient or ancillary to the main dwellinghouse while also impacting detrimentally upon the residential amenities of No. 1 Elwill Way. The inclusion of features such as dormer windows in the flank elevations resulted in a scheme which could have been viewed as a separation residential unit, of a scale capable of being severed from the main dwellinghouse, thereby detrimental to the spacious character and visual amenities of the Conservation Area.

In respect of the current proposal, the dormer window extensions in the flank elevation have been removed and instead would be replaced with conservation rooflights in the western elevation overlooking the garden of the application site as opposed to neighbouring properties. No increase in height or front extension is currently proposed. The property would be increased by approximately 1m to the rear, however, although the structure has a sizeable height of 5m this extension would be modest in scale and unlike the previously refused application would not significantly increase the bulk of the outbuilding when viewed in the streetscene. As such the proposal is considered to have overcome concerns in terms of its visual impact upon the Conservation Area.

Although the proposal would include the provision of a first floor level within the outbuilding, there would be no increase in height proposed and the proposal would be sited no closer to the flank boundary than the existing structure and as such is considered to satisfy the requirements of Policy H9.

In terms of the impact upon the residential amenities of neighbouring properties, concerns were previously raised in terms of the impact upon No. 1 Elwill Way owing to 2.5m forward projecting at a height of 5.5m (2.8m beyond the front elevation of this property). The proposal would no longer be extended to the front but would instead involve a 1m projection to the rear. Given the orientation of the site and distance retained to the flank elevation with No. 1 the proposal may be considered to overcome concerns in terms of loss of light and prospect for No. 1. No windows are proposed to be located in the eastern flank elevation and as such the loss of privacy for this property would not be considerable. In order to ameliorate against overlooking of the rear garden of No. 1 were permission to be granted a condition could be attached requiring the first floor window in the northern elevation to be obscure glazed.

A window would be located in the rear elevation at a first floor level which would be approximately 9m from the boundary with No. 21 Wickham Way. This may result in some loss of privacy and sense of overlooking for the rear garden of this property, however, in light of the condition recommended above this is not considered to be significant.

The internal space to be provided would be of a sizeable scale and would have a separate access via Elwill Way. Concerns remain that it would be capable of being severed to form a self-contained unit and Policy H8 paragraph 4.47 applies. Members are asked to consider whether the current proposal would satisfactorily overcome concerns relating to the potential for subdivision. Were permission to be granted a condition could be attached restricting the use of the outbuilding to the occupants of No. 23 Wickham Way. Members are asked to consider whether such a condition would be sufficient in preventing such subdivision from occurring or whether the application should be refused on this basis.

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 significant loss of amenity to local residents. Subject to satisfactory resolution of the matter of severance, the proposal is considered to be acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/00713 and 12/03312, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |
| 4 | ACI07 | Restrict to members of household (1 in) at 23 Wickham Way |

- ACI07R Reason I07
- 5 No windows or doors shall at any time be inserted in the flank elevation of the development adjacent to No. 1 Elwill Way hereby permitted, without the prior approval in writing of the Local Planning Authority.
- ACI13R I13 reason (1 insert) BE1
- 6 ACK01 Compliance with submitted plan
- ACC01R Reason C01
- 7 Before the development hereby permitted is first occupied, the window to be inserted in the first floor rear (northern) elevation shall be obscure glazed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

Reasons for granting permission:

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

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding Conservation Area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

Application:13/00713/FULL6

Address: 23 Wickham Way Beckenham BR3 3AA

Proposal: Conversion and extension of detached garage to rear into habitable room with roof alterations and elevational alterations and new side access gate



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.