

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

**Application No :** 12/03714/FULL6

**Ward:**  
**Shortlands**

**Address :** 76A Elwill Way Beckenham BR3 6RZ

**OS Grid Ref:** E: 538788 N: 168082

**Applicant :** Mr Dave Chipchase

**Objections : NO**

**Description of Development:**

First floor side extension and extension to existing front porch

Key designations:

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

**Proposal**

This proposal is for a first floor side extension and extension to existing front porch. The application site is a detached two storey single family dwellinghouse located within the Park Langley Area of Special Residential Character.

The original Edwardian core of the Park Langley "garden suburb" is a Conservation Area. The remainder, built sporadically between the 1920's and 1950's, whilst not of the same exceptional standard, has the character of a garden estate given by the quality and appearance of the hedges, walls, fences, and front gardens.

**Location**

The area, which comprises almost exclusively large detached two storey family houses on generous plots, is bounded by Wickham Way to the west, by Barnfield Wood Road to the south, and by Hayes Lane to the north and east. It represents a coherent, continuous and easily identifiable area, which has maintained its character and unity intact.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received.

## **Planning Considerations**

The proposal falls to be considered primarily with regard to the following Unitary Development Plan (UDP) policies:

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character

Supplementary Planning Guidance 1 General Design Principles  
Supplementary Planning Guidance 2 Residential Design Guidance

The London Plan and National Planning Policy Framework are also key considerations in the determination of this application.

## **Planning History**

In 1995 under planning ref. 95/01284, permission was refused for a part one/two storey front/side and rear extension. The application was refused on the following grounds:

“The site is located within the Park Langley Area of Special Residential Character and the proposed extension would be reason of size and siting result in a cramped over-development of this infill plot, out of character with the spatial standards of the area, thereby contrary to Policies H3 and H6 of the Unitary Development Plan”.

In 1995 under planning ref. 95/01799, permission was granted for single storey front side and rear 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.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Given the nature of the proposal involving a first floor side extension, Policy H9 is a key consideration in the determination of this application, it states:

When considering applications for new residential development, including extensions, the Council will normally require the following:

- (i) for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building; or
- (ii) where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties.

The Park Langley ASRC is considered to be one such area where greater spatial standards are considered to exist and a side space of in excess of 1m would generally be required. The plans indicate 900 at the very ( on site 950 approx) for about 0.5 metre then onwards the boundary widens to about 1.5 metres.

The plans indicate the first floor site in by 1.5 metres. The property next door (76) appears to be extended close to the boundary.

The proposal would not project beyond the existing rear elevation and would be largely screened by the existing dwellinghouse. As such the proposal is not considered to result in a significant impact upon the residential amenities of Nos. 26 or 28 Brabourne Rise nor is it considered to result in any additional overlooking or loss of privacy for the rear garden of No. 30 Brabourne Rise.

The adjoining property at No. 76 projects further to the rear than the existing first floor at the application site and as such the proposal is not considered to result in a considerable loss of light for No. 76. No windows are proposed to be located in the first floor flank elevation and as such the potential loss of privacy or sense of overlooking is anticipated to be minimal.

The proposal would not have a lower ridge height than the existing dwellinghouse as advocated by SPG2, however, given the modest pitch of the existing roof this would be difficult to achieve. On balance, the proposal is not considered to be in keeping with the visual amenities of the host dwelling and character of the area.

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 nor impact detrimentally on the character of the area.

**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     ACI13        No windows (2 inserts)           first floor flank    extension  
       ACI13R      I13 reason (1 insert)   BE1 and H8
- 4     ACK01        Compliance with submitted plan

**Reason:** In the interests of the visual amenities of the area and the residential amenities of the neighbouring properties, in line with Policies BE1 and H8 of the Unitary Development Plan.

**Application:**12/03714/FULL6

**Address:** 76A Elwill Way Beckenham BR3 6RZ

**Proposal:** First floor side extension and extension to existing front porch



"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.