

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

Application No : 13/02600/FULL6

Ward:
Penge And Cator

Address : 27 Kings Hall Road Beckenham BR3
1LT

OS Grid Ref: E: 536098 N: 170075

Applicant : Mr Nick Seaman

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormer extension

Key designations:

Conservation Area: Aldersmead Road
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Ravensbourne FZ2

Proposal

The proposal is for roof alterations which include a half hip style extension and rear dormer extension. A window is proposed in the flank elevation facing no. 29 Kings Hall Road.

This application follows the refusal of a similar application under ref. 13/01397. The current application has omitted the front rooflights, with the rest of the scheme remaining as the previous application.

Location

This proposal is to a semi-detached property located on the north-east side of Kings Hall Road, Beckenham and lies within the Aldersmead Road Conservation Area. The surrounding area is mainly residential and is characterised by large semi-detached properties.

Comments from Local Residents

Nearby neighbours were notified of the proposal and the responses received are summarised as follows:

- overdevelopment
- visual impact on the streetscene
- previous application at no. 32 should not be used in support of this case

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

No objections are received from Highways.

The proposal was not viewed by APCA.

From a heritage perspective no objections are raised to the rear dormer, however there are some concerns with regards to the roof extension. The Supplementary Planning Guidance (SPG) was written in 2000 but in May 2005 the conservation area was extended to include a part of Kings Hall Road.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
BE11 Conservation Areas

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance
Supplementary Planning Guidance Aldersmead Road Conservation Area

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

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

Planning History

Permission was refused in June 2013 (ref: 13/01397) for Roof alterations to incorporate rear dormer extension and elevational alterations on the following grounds:

"The roof alterations to incorporate rear dormer extension and elevational alterations by reason of their size and incongruous design would be detrimental to the visual amenity of the host building, streetscene and character of the area contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan, and Supplementary Planning Guidance 2"

No appeal has been lodged to date.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of Aldersmead Road Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The main difference between the current and refused scheme is the removal of the rooflights on the front roof slope, thus lessening the impact on the streetscene. The extension will still consist of a half hip style extension which will be visible from the road.

The southern side of the road has slightly different housing styles and many of the semi-detached houses have half hips. Whilst these properties are on the opposite side of the road, It is noted that no. 32 Kings Hall Road, which is directly opposite no. 27, was granted permission for 'Single storey rear extension and roof alterations incorporating rear dormer extension' under ref: 10/02186/FULL6. This application, although not yet constructed, will achieve a similar style roof extension and should be taken into consideration in the determination of this application.

The proposal is not considered cause any detrimental impact to the adjoining neighbours by way of overlooking or loss of outlook.

In light of the similar style roofs along Kings Hall Road and in particular the permission granted for no. 32 for a similar style extension the revised proposals, which have omitted the front rooflights and therefore reduced the visual impact on the streetscene, are therefore considered to adequately overcome the previous grounds for refusal, and are not considered to have a harmful impact on the character and amenities of Aldersmead Road Conservation Area, nor the amenities of neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/01397 and 10/0286,, excluding exempt information.

RECOMMENDATION: PERMISSION

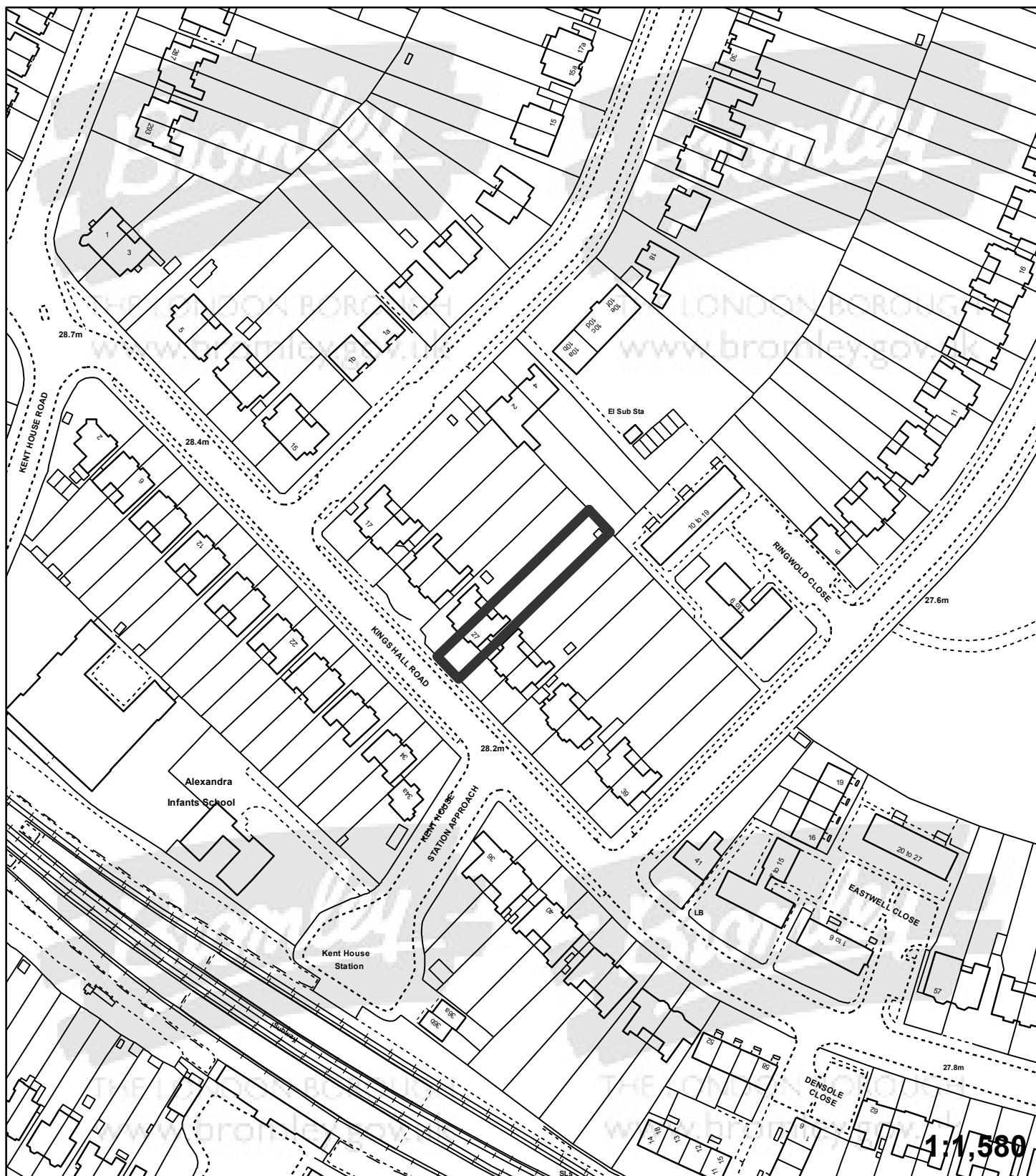
Subject to the following conditions:

- | | | |
|---|--------|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACI12 | Obscure glazing (1 insert) in the flank elevation |
| | ACI12R | I12 reason (1 insert) BE1 |
| 4 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

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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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