

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

**Application No :** 13/02442/FULL6

**Ward:**  
Kelsey And Eden Park

**Address :** 12 Ronald Close Beckenham BR3 3HX

**OS Grid Ref:** E: 536878 N: 167977

**Applicant :** Mr And Mrs Dooley

**Objections :** YES

**Description of Development:**

Part one/two storey rear and first floor side extension

Key designations:

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

**Proposal**

The proposal seeks to extend the property along the eastern flank elevation with a first floor side extension. The side extension will continue upwards the line of the ground floor flank elevation and then pitch back adjoining the roof set down from the existing ridgeline.

The proposal also includes a full width ground floor rear extension with a part width first floor extension above. Given the staggered existing rear building line, the extensions will project between 3.5 metres and 1.5 metres deep. The first floor rear extension will be separated from the adjoining semi-detached property (no. 10) by a minimum of 3 meters.

**Location**

The application property is a two storey semi-detached dwellinghouse located on the southern side of Ronald Close. The application site is neither listed nor within a conservation area or an area of special residential character.

The surrounding area is character by similar style and vintage residential properties.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and one representation was received. The following concerns were raised:

- the depth of the first floor rear extension will look out of character with the style of the property as well having a significant impact on the level of natural light to adjoining properties on both sides.

### **Comments from Consultees**

No internal or external consultation required.

### **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

The following Council adopted SPG guidance is also a consideration:

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

The above policies are considered consistent with the objectives and principles of the NPPF.

### **Planning History**

No planning history.

### **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.

### **Design and Visual Amenity**

The surrounding area is characterised by several properties that have been subject to a varying types of extensions.

The proposed side extension is a relatively common type of extension and furthermore, will be set down from the ridgeline therefore, maintaining an element of subservience to the main dwellinghouse. It is also noted that the adjoining semi (no. 10) has a first floor side extension and therefore, granting permission for the current application would result in a balanced appearance for the pair of semi-detached properties as a whole.

Many of the surrounding properties have some form of rear extension be it ground floor or a combination of ground and first floor as at the adjoining semi (no. 10). Concern has been raised by the sole objector at no. 10 that the first floor rear extension projects too far and should be limited in depth to the line of the existing rear projection, having a depth of no more than approximately 2 metres so as not to be out of character with the style of the property or result in a loss of light to adjoining properties. With regard to impact on neighbouring residential amenity, this is considered below. With regard to the potential impact on character and appearance, it is considered that on balance, the overall difference in depth, being approximately 1.5 metres, is not so great as to be considered harmful to the host building or the surrounding area, particular as it is to the rear, will be largely unsighted from the public realm and is neither listed nor located within either a conservation area or an area of special residential character.

### Residential Amenity

With regard to the residential amenities enjoyed by the occupiers of the adjoining property to the west (no. 10), the ground floor rear extension will project no further than that property's existing rear extension and will therefore have no harmful impact on light, outlook or sense of enclosure. The first floor rear extension will be sufficiently separated (a minimum of 3 metres) so as not to result in any harmful loss of light or outlook or increased sense of enclosure. A condition restricting installation of any windows in the western flank elevation of the first floor rear extension is recommended to ensure no loss of privacy for or overlooking of no. 10 occurs. The remainder of the proposal, being the first floor side extension will not be viewable by the occupiers of no. 10 as it will be shielded by the bulk of the main dwellinghouse and will therefore have no harmful impact of their residential amenities.

With regard to the residential amenities enjoyed by the occupiers of the adjoining property to the east (no. 14), the first floor side extension will extend no further outward than the existing ground floor flank elevation and will be viewed in the context of the existing building envelope as a backdrop. Furthermore, it is noted that no.14 has a large first floor side dormer extension spanning the full depth of the roofslope. Given the separation distance, that the part width two storey rear extension will project approximately 1.5 metres beyond the existing single storey rear extension, the presence of garages on either side of the boundary and the height of the pitched roof single storey rear extension at no. 14, the two storey rear extension will not result in a harmful loss of light or outlook or harmful increased sense of enclosure. To ensure privacy is maintained, conditions are recommended that require the proposed upper floor windows to be obscure glazed and fixed shut with details to be submitted and approved as well as no additional opening inserted at that level without prior approval. Given that the only habitable room window at

the upper level will be secondary, it is not considered that the requirement to obscured glaze it will result in a harmful loss of light or amenity.

Having had regard to the above it was considered that the siting, size and design of the proposed extensions are acceptable in that they would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02442, excluding exempt information.

as amended by documents received on 24.10.2013

### **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

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 4     ACI11        Obscure glaz'g/details of opening (1 in)    in the first floor  
                  eastern flank elevation  
      ACI11R      Reason I11 (1 insert)            BE1
- 5     ACI13        No windows (2 inserts)            western flank     first floor rear  
                  extension  
      ACI13R      I13 reason (1 insert)    BE1
- 6     ACI17        No additional windows (2 inserts)    first floor eastern flank  
                  extension  
      ACI17R      I17 reason (1 insert)    BE1
- 7     ACI14        No balcony (1 insert)            the ground floor rear extension  
      ACI14R      I14 reason (1 insert)    BE1

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**Proposal:** Part one/two storey rear and 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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