

SECTION '2' – Applications meriting special consideration

**Application No :** 13/00431/FULL6

**Ward:**  
**Bromley Town**

**Address :** Old Mission Hall 87D Beckenham Lane  
Bromley BR2 0DN

**OS Grid Ref:** E: 539432 N: 169364

**Applicant :** Mr Edward Werry

**Objections : NO**

**Description of Development:**

Two storey side extension to include alterations to roof to provide habitable accommodation within roof space and front and rear dormers

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Flood Zone 2  
Flood Zone 3  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

**Proposal**

The proposal is for a two storey side extension to the eastern side of the existing building. It will extend approximately 4.2m in width and incorporate a matching roof and ridge line to the existing building with dormers to the front and rear. It will maintain a separation of approximately 0.15m to the flank boundary. Following discussions with the Environment Agency (over flood risk concerns) the ground floor layout has been amended to form a lounge within the ground floor of the extension, in lieu of a bedroom (as amended by docs received 8.11.13).

**Location**

The application site was formerly a mission hall until its conversion to residential use, granted in 1995. It is situated to the rear of No 87A Beckenham Lane which forms part of the A222 route. Access into the site is via a registered public footpath located off Beckenham Lane (to the side of No 87A).

The site is situated in an area at risk of flooding as defined by the Environment Agency (Flood Zone 3) wherein proposal for new development should be accompanied by details of flood proofing and flood resilience and resistance measures to be utilised for the extension.

## **Comments from Local Residents**

No representations were received from local residents.

## **Comments from Consultees**

The Highways Engineers raised concerns in regard to access on to the site for delivery and construction purposes. In addition, they advised that the registered public footpath adjoining the site (No 68) should not be obstructed as a result of the proposed development. In response, the applicant has advised that access to the site will be available via Martins Road, which can be used by way of an agreement.

Following the submission of a Flood Risk Assessment and revised plans (received 8.11.13) the Environment Agency has withdrawn its objection in respect of the proposal.

## **Planning Considerations**

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to safeguard the amenities of neighbouring properties; to ensure a satisfactory standard of design; and to ensure a satisfactory standard of separation in respect of two storey development. In addition policies relating to flood attenuation measures are also relevant.

## **Planning History**

The application site was formerly a mission hall until its conversion to residential use, granted in 1995. It is situated to the rear of Nos. 87/87A Beckenham Lane.

The following planning applications are considered relevant to this proposal.

### No. 87D Beckenham Lane

05/02330/FULL6 - Ground and first floor extensions to front of building and side dormers to both flanks, alterations to elevations and conversion to residential dwelling - Permission granted on 08.09.2005

05/04510/FULL1 - Alterations to scheme permitted under ref. 05/02330 for ground and first floor extensions to front of building and side dormers to both flanks/alterations to elevations and conversion to residential dwelling comprising elevational alterations and repositioning of roof dormers - Permission granted on 08.02.2006

### No. 87A Beckenham Lane

11/03185/FULL1 - First floor rear extension - Permission granted on 27.01.2012; development not implemented at time of site visit

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area; the impact that it would have on the amenities of the occupants of surrounding residential properties; and matters relating to flood attenuation, due to the proximity of the River Ravensbourne.

The proposed extension would be built right up to the western boundary. Accordingly, it would not provide a 1m side space as required by Policy H9 of the Unitary Development Plan. However, attention is drawn to the fact that the proposal relates to a detached property situated behind the main frontage development of Beckenham Lane, therefore, whilst the minimum 1m side space would not be achieved, this would clearly not result in a terracing effect which is the purpose of Policy H9.

In general design terms, the proposed extension, although significantly altering the original proportions of the property, is considered to integrate adequately within the existing elevations. Additionally, the extension would not be readily visible from the public domain and consequently it would not impose any change within the surrounding streetscene. As such, the proposal is considered to satisfy the requirements of Policies BE1 and H8 of the UDP.

With regard to the impact upon the living conditions of the neighbouring residential occupiers, it is considered that given the size and siting of the proposed extension as well as the geographical orientation of the application property and its relation to the adjoining dwellinghouses, any potential loss of daylight/sunlight and prospect/outlook is likely to be resulted with regard to the occupiers of No. 87A Beckenham Lane. Whilst the ground floor of the property in question appears to be used for commercial purposes, the first floor is in residential use. Further, it is noted that planning consent has been granted for the first floor extension (11/03185/FULL1). On balance it is not considered that the amenities of that neighbouring residential property will be so adversely affected as to justify withholding the grant of planning permission.

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. In addition, proposed flood attenuation measures have been incorporated, to the Environment Agency's satisfaction.

Background papers referred to during production of this report comprise all correspondence on files refs. 97/00805, 98/01296, 99/01012, 04/03577, 12/01547 and 12/03620, excluding exempt information.

as amended by documents received on 08.11.2013

## **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 |
|   | ACC03R | Reason C03                     |

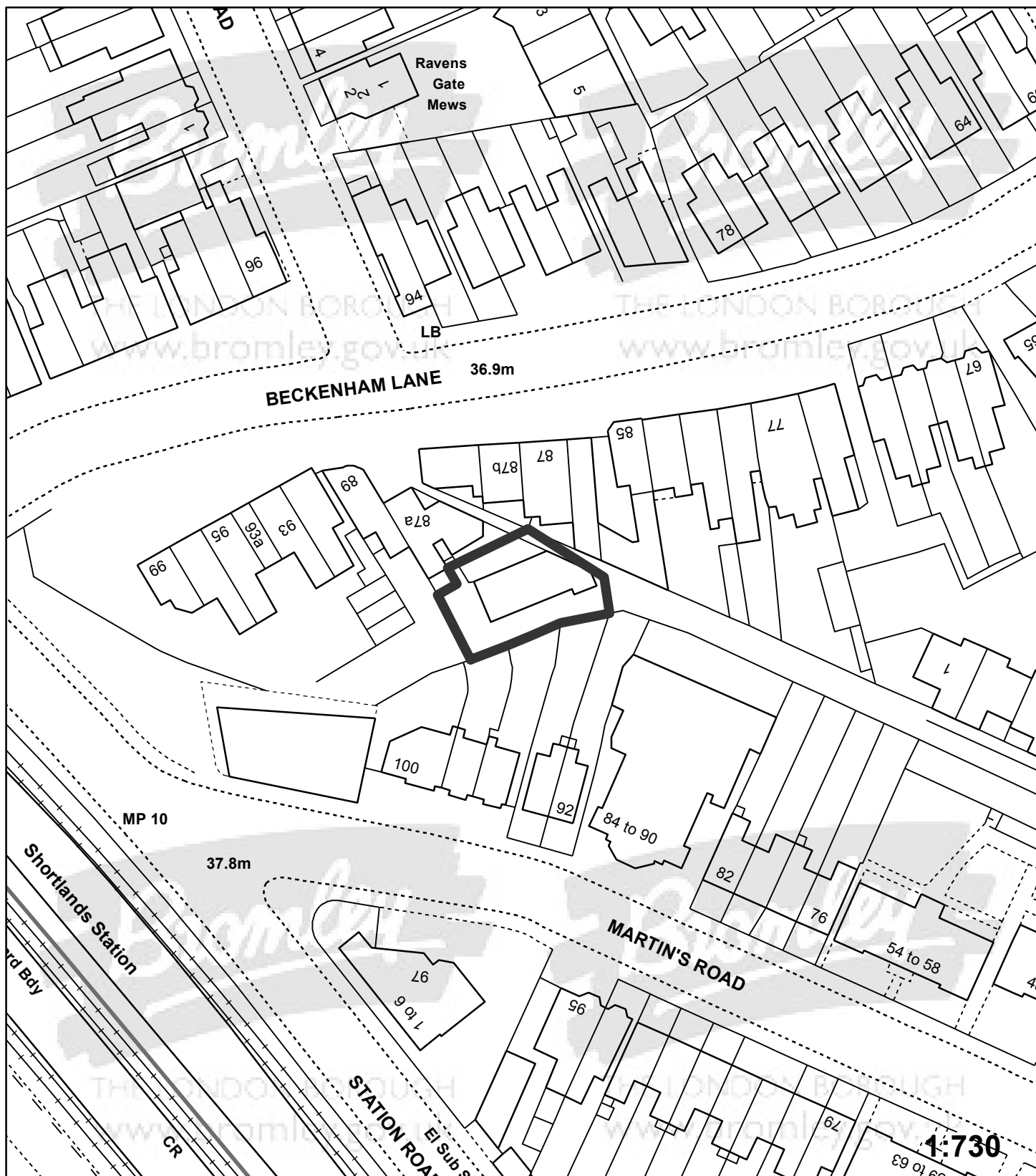
INFORMATIVE(S)

- 1 This planning permission does not entitle the applicant/contractor the right to obstruct the adjoining public right of way (Registered Public Footpath No 68).

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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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