

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

**Application No :** 13/03830/FULL6

**Ward:**  
Kelsey And Eden Park

**Address :** 1 Elderslie Close Beckenham BR3 3BB

**OS Grid Ref:** E: 537558 N: 167473

**Applicant :** Mr & Mrs Carl Wiggins

**Objections :** NO

**Description of Development:**

Single storey rear extension

Key designations:

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

**Proposal**

Existing extensions are to be demolished in order to facilitate this single storey extension. It proposes a flat roof design with a roof lantern and glazing to the eastern flank and rear elevations. The rear of the original house has a small set back to the eastern side and therefore the proposed overall rearward projection to this elevation will be 7.4m; it will be set off the eastern boundary by c 1.4m. The rearward projection to the western elevation will be c 5.5m and will be set c 1.1m from that boundary. The height to the eaves is c 3.4m and to the top of the roof lantern c 4.2m.

**Location**

The site is a detached two storey dwelling house located on the south side of Elderslie Close. The rear gardens of houses in South Eden Park Road adjoin the eastern boundary of the application site.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received at the time of writing the report.

**Planning Considerations**

The application falls to be determined in accordance with the NPPF, the London Plan and the following policies of the Unitary Development Plan: BE1 Design of New Development; H8 Residential Extensions; SPG1; SPG2

## **Planning History**

The applicants previously submitted a Certificate of Lawfulness (ref. 13/02643) for consideration on the basis of revised permitted development criteria; no Prior Notification had been undertaken and therefore the certificate was due to be refused. It has been agreed to hold decision on the Certificate pending the outcome of this planning application.

## **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 extension proposes a substantial rearward projection and whilst it is not considered to have a detrimental impact on the street scene, due to its siting, careful consideration needs to be given as to the impact on neighbouring amenities.

Windows are to be installed on the eastern flank. Given the relationship to the rear gardens on this boundary and the existing screening to the boundary it may be considered that the impacts are not so great as to raise a planning objection.

In terms of impact on neighbouring amenities to the west, it is noted that the building line in the vicinity is staggered and therefore the rear building line of the application site is already set much further back than the adjacent property at number 3. The site plan identifies that No. 7 Elderslie Close offers a similar set back relationship so there is a pattern of development in the vicinity which sees the detached units set back to the intervening pair of semi-detached units. There is an existing conservatory type extension to the application site, with a rearward projection of c 2.6m and with glazing on the flank allowing for overlooking onto number 3. The proposed projection of the new extension is c 5.5m; no windows are proposed to this flank. It is set just over a metre from the boundary and there is an element of neighbouring soft landscaping to the boundary which will help to off-set the impact of the proposal. It is noted that no neighbour objections have been received. The rear gardens have a southerly orientation.

Whilst this application proposes a substantial rearward projection given the factors highlighted above it may be considered, on balance, to not have such a detrimental impact on neighbouring amenities as to warrant a planning ground of refusal.

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.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/03830 and 13/02643, excluding exempt information.

**RECOMMENDATION: PERMISSION**

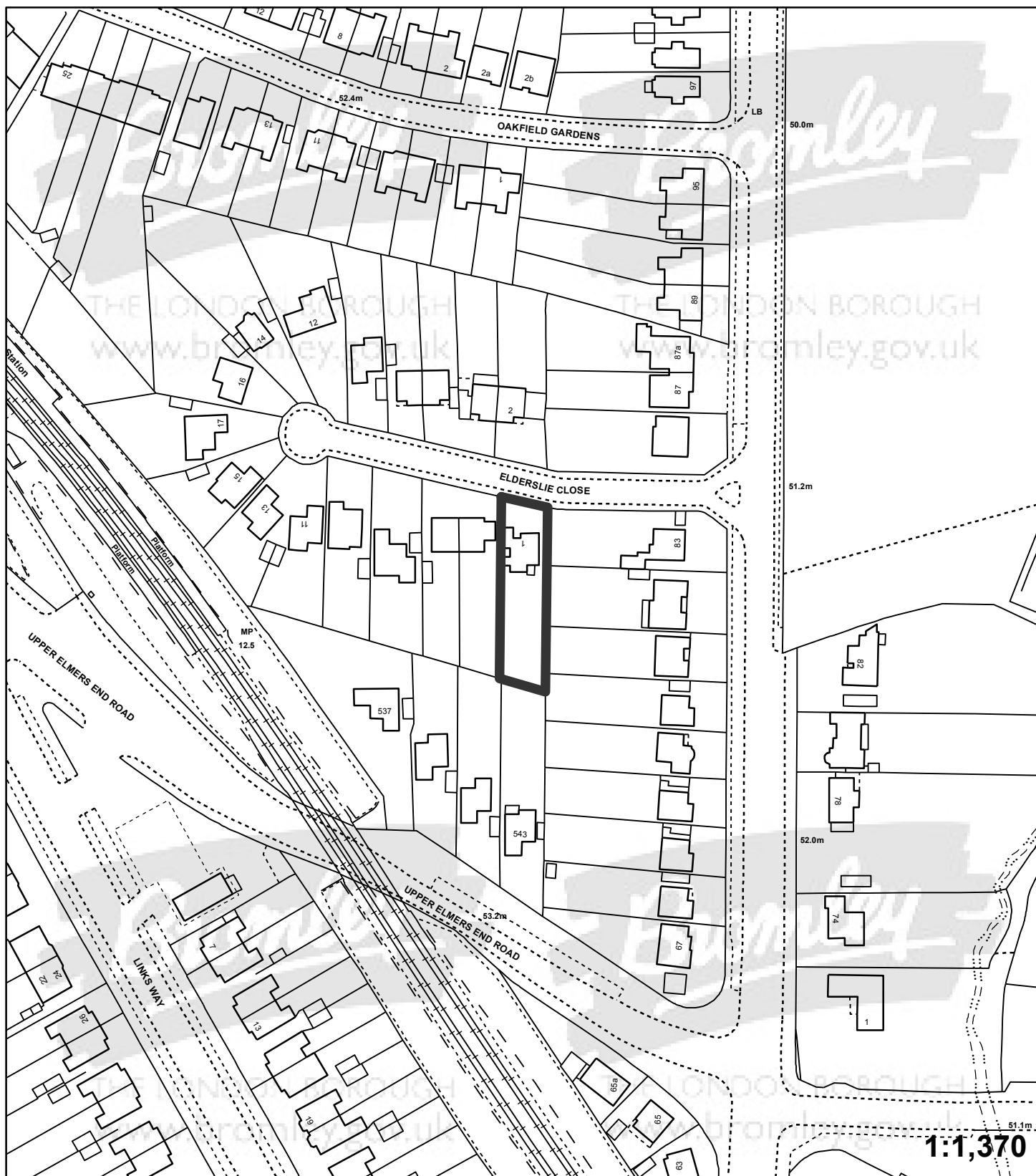
Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC04  | Matching materials                       |
|   | ACC04R | Reason C04                               |
| 3 | ACK01  | Compliance with submitted plan           |
|   | ACC01R | Reason C01                               |

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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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