

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

Application No : 13/03870/FULL6

Ward:
Shortlands

Address : 29 Woodmere Way Beckenham BR3 6SJ

OS Grid Ref: E: 538754 N: 167710

Applicant : Mr Martin Double

Objections : NO

Description of Development:

Roof alterations to incorporate rear dormer extension to provide habitable accommodation in roof space

Key designations:

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

Proposal

The proposal consists of roof alterations which include a rear dormer, a hip-to-gable extension to the south-east roof slope, rise in the roof height of part of the main roof and a side dormer extension in the north west roof slope. No windows are proposed in the side elevations.

Location

The application site is a two storey detached property on the north-eastern side of Woodmere Way, Beckenham. The surrounding properties are predominantly residential and of similar size and design. The property lies in an Area of Special Residential Character.

Comments from Local Residents

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

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

Comments from Consultees

There were no external or internal consultations made on this application.

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
- H10 Areas of Special Residential Character

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

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

Planning permission was granted under ref. 10/00177 for a 'one/two storey side and rear extension. There is no other planning history at this site.

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.

The proposal consists of roof alterations which include a rear dormer, a hip-to-gable extension to the south-east elevation and a side dormer extension and raise in roof height to the north west roof slope. The side and rear dormer are relatively small in size and are unlikely to cause any additional opportunities for overlooking than those which already exist from the upper windows of the property. No additional windows are proposed on the side elevations. As such Member's may consider that the proposal would not cause any significant harm to the amenities of the adjoining properties in terms of loss of privacy or outlook.

The hip-to-gable extension will sit between the existing roofslope and chimney and will be set back from the front building line. The side dormer will be partially visible from the streetscene due to the current layout of the roof with an increase in roof height to part of the existing main roof further masking the view of the side dormer.

Whilst the roof alterations will to some degree impact on the appearance of property from the Woodmere Way, Member's may consider that it is not significantly harmful to the character of the area or streetscene in general, to warrant a refusal.

Having had regard to the above it is 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 file ref. 13/03870, 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 |
| | 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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