

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

**Application No :** 13/04106/FULL6

**Ward:**  
Kelsey And Eden Park

**Address :** 91 Abbots Way Beckenham BR3 3SE

**OS Grid Ref:** E: 536016 N: 167805

**Applicant :** Mr Leslie Griggs

**Objections :** NO

**Description of Development:**

Two storey side extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency  
Urban Open Space

**Proposal**

Planning permission is sought for the erection of a two storey side extension.

The proposed two storey side extension will be 7.5m wide, the full depth of the main dwelling (extending 1.6m past the rear building line) and 6m high to the eaves and 9.1m high to the ridgeline. The extension will replace an existing single storey side extension (garage) that measures 2.8m wide, 6.7m deep and 3m high (to the top of the pitch).

**Location**

The application property comprises an end of terrace two-storey single dwellinghouse located on the southern side of Abbots Way and is adjoined to the immediate west by the Abbots Way Allotment Gardens. The site is neither listed nor located within a conservation area.

**Comments from Local Residents**

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

**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
- G8 Urban Open 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 relevant 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 proposed side extension will not provide a minimum 1 metre space from the side boundary of the site as required by Policy H9 of the UDP. However, the adjoining site to the west is designated Urban Open Space and in use as the Abbots Way Allotment Gardens and therefore highly unlikely to be developed or built upon in close proximity to the application site.

Therefore, it is considered that the aim of the policy will still be met in that there will be retention of space around the residential building to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. Furthermore, a cramped appearance and unrelated terracing will be prevented and the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas will be maintained.

Given the above, on balance, the proposal is considered acceptable with regard to the effect it will have on the streetscene and the character of the area.

As noted above, there are no adjoining residential properties to the west of the application site as this is urban open space in the form of Abbots Way Allotment Gardens.

With regard to the adjoining residential property to the east (#89), the majority of the proposed side extension will be screened from view by the main building. The element of the extension that will be visible, being the first floor projecting 1.5m from the rear building line, is sufficiently separated so to not result in any unduly harmful loss of outlook or increased sense of dominance or enclosure for the occupants of that adjoining residential property (#89). In addition, no overlooking or loss of privacy will result as no windows are proposed in the flank elevation of the extension facing #89. A condition is recommended to ensure no windows are inserted in this first floor flank elevation without further permission.

Having had regard to the above it was considered that the siting, size and design of the proposed extension 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 the file ref. 13/04106, 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

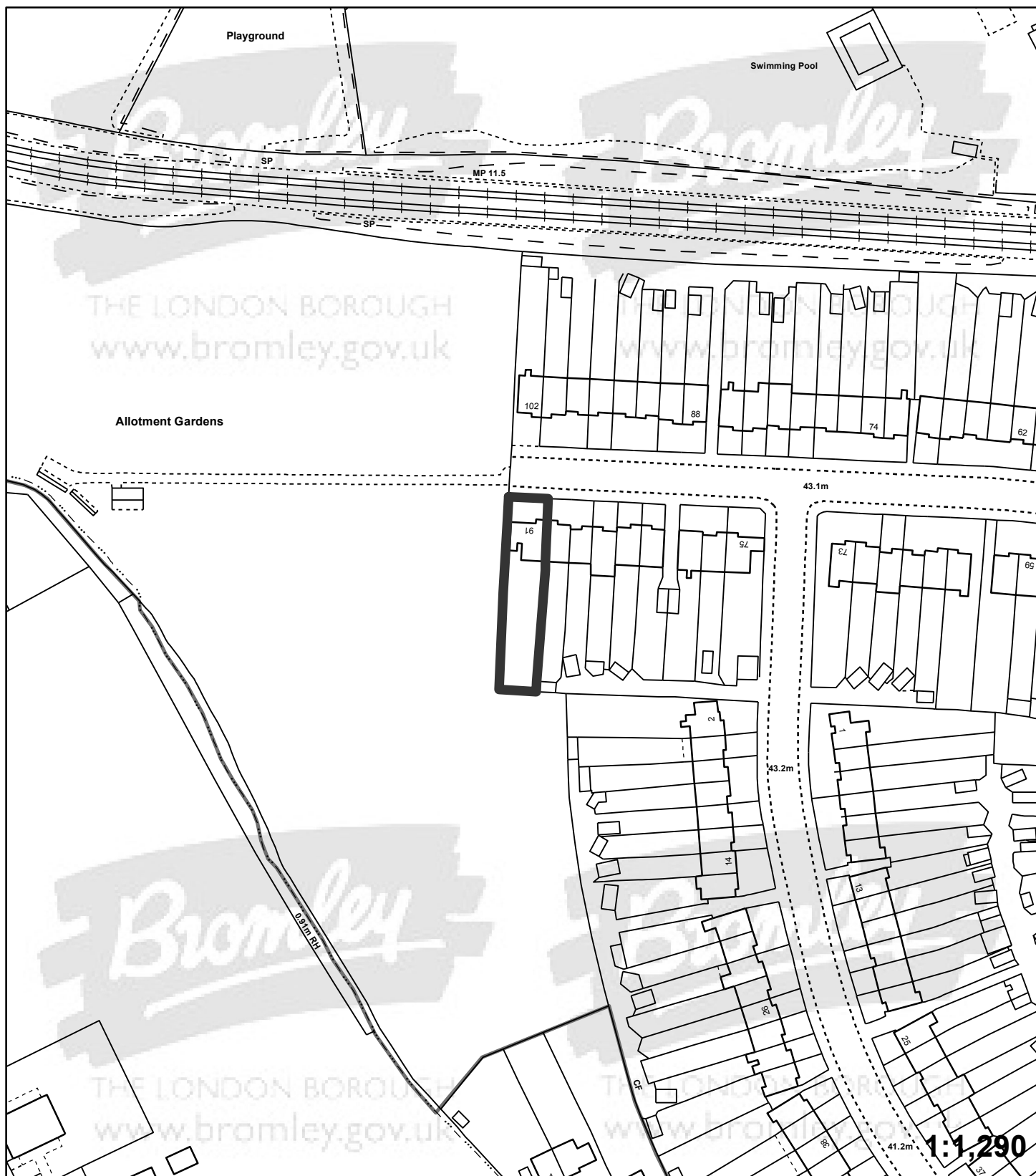
**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 4      ACI13      No windows (2 inserts)      first      floor      eastern      flank  
          extension
- ACI13R      I13 reason (1 insert)      BE1

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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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