

SECTION '2' – Applications meriting special consideration

Application No : 14/00044/FULL6

Ward:
Kelsey And Eden Park

Address : 25 Oakfield Gardens Beckenham BR3
3AY

OS Grid Ref: E: 537443 N: 167591

Applicant : Mr Jasper Bell

Objections : NO

Description of Development:

First floor side extension and elevational alterations

Key designations:

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

Proposal

The proposal is for a first floor side extension with a pitched roof and elevational alterations to the side and rear. The extension will project 2.83m to the side above an existing attached garage and will retain a side space of 0.925m at the front increasing to 2.69m to the rear with the side boundary. One large first floor window is proposed in the western flank elevation to serve a shower room. The elevational alterations proposed to the side include the removal of a ground floor window and door and the insertion of a new window to serve a utility room. At the rear of the property the existing french doors are to be replaced with new French doors.

Location

The application site is a two storey end of terrace property located on the southern side of Oakfield Gardens, Beckenham. The property abuts a wide alleyway to the side boundary which leads to Eden Park Station.

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
H9 Side Space

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

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 refused under ref. 13/03586 for a 'First floor side extension and elevational alterations' for the following reasons:

1. The proposal does not comply with the Council's requirement for adequate side space to be maintained to the flank boundary in respect of a two-storey development in the absence of which the extension would constitute a cramped form of development, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and detrimental to the visual amenities of the street scene thereby contrary to Policies H9 and BE1 of the Unitary Development Plan.
2. The proposed side extension with its flat roof would be detrimental to the appearance of the dwelling and the street scene in general. thereby contrary to Policy H8 of the Unitary Development Plan.'

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 current application is a re-submission of a similar scheme following a refusal under ref. 13/03586. The reasons for the refusal of application ref. 13/03586 were in respect of the flat roof and side space. The revised scheme submitted under ref. 14/00044 has sought to address the matter of the flat roof by incorporating a pitched roof designed to mirror the existing main slope. The proposed roof of the extension is set below the main roof line and set back from the front building line, thus being subservient to the main dwelling. Members are asked to consider that this revised design overcomes this reason for refusal and is considered acceptable, in that it would not detrimentally impact the character of the area or host building.

The proposed elevational alterations at ground floor level are considered to be minor changes to the property and would not harm the amenities of the neighbouring properties or character of the area. With regards to side space the revised scheme submitted under ref. 14/00044 has not addressed this matter and a side space of 0.925m at the front increasing to 2.69m to the rear to the western boundary has been retained. However, this is due to the proposed first floor extension sitting atop an existing single storey extension and as such it is not possible to achieve a minimum of 1m side space at two storey level expected in respect of Policy H9, due to this existing structure. It is also noted that the western boundary abuts a wide alleyway which leads to Eden Park Station, and as such a further separation of approximately 2m is achieved between the western side boundary and the adjacent property at No. 27, thus reducing both the impact on the neighbouring property and on the streetscene. A window is proposed in the first floor western flank elevation which serves a bathroom and it is reasonable to condition this window to be obscure glazed to protect the privacy of the host dwelling and neighbouring property.

Having regard for the additional separation between the proposed extension at No. 25 and the neighbouring property at No. 27 due to the alleyway, and the increase in side space to the rear of the extension to 2.69m, Members may consider given the revised subservient design of the proposed extension that, on balance, the scheme may not cause such harm to the character of the area as to warrant a planning refusal. Furthermore, Members are asked to consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

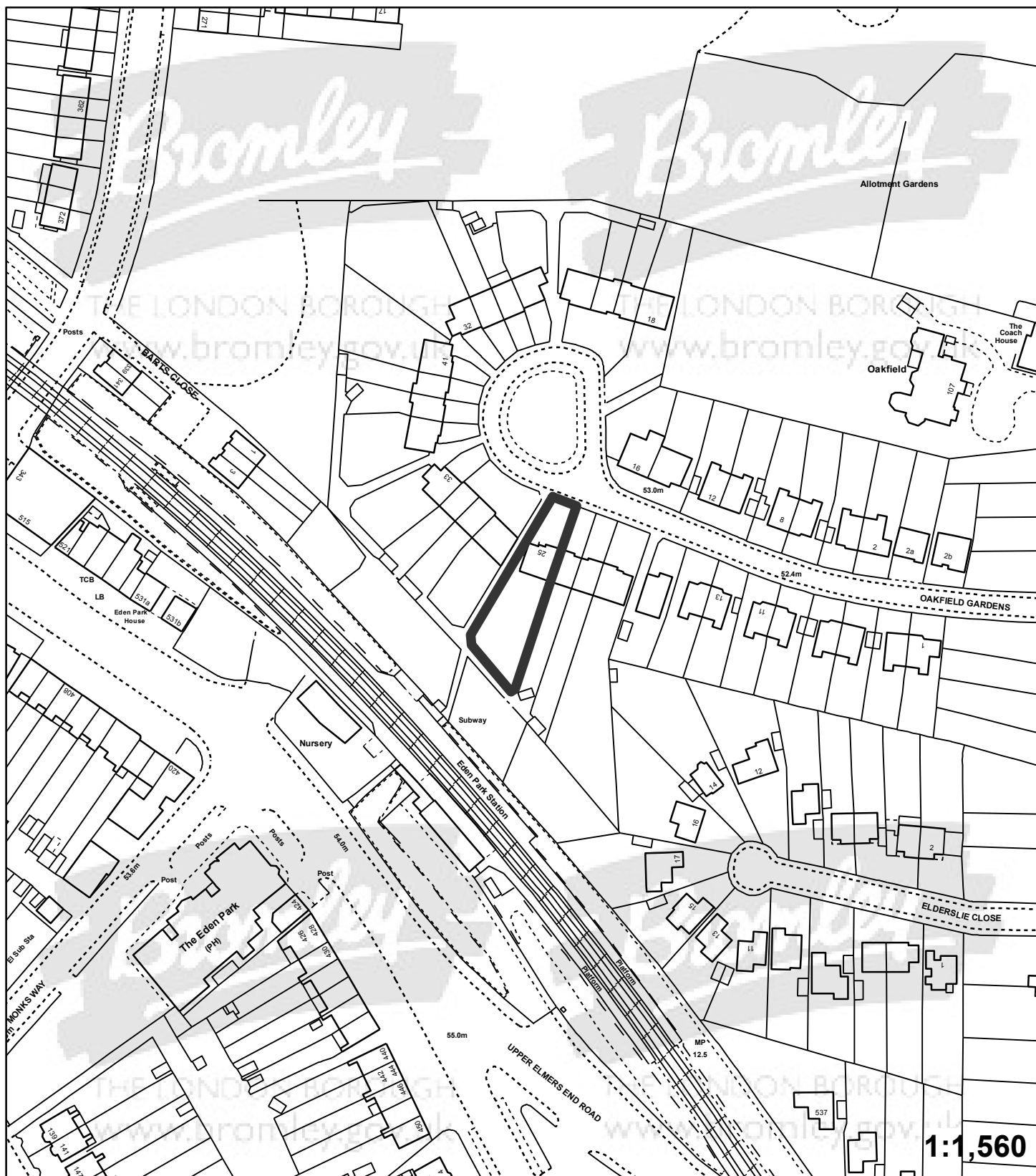
- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |

- | | | |
|---|--------------------|---|
| 3 | ACI12
elevation | Obscure glazing (1 insert) in the first floor western flank |
| | ACI12R | I12 reason (1 insert) BE1 |
| 4 | ACI17
extension | No additional windows (2 inserts) first floor western flank |
| | ACI17R | I17 reason (1 insert) BE1 |
| 5 | 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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