

SECTION '2' – Applications meriting special consideration

Application No : 13/04099/FULL1

Ward:
Copers Cope

Address : St Michaels Court 81 Foxgrove Road
Beckenham BR3 5DA

OS Grid Ref: E: 538175 N: 170052

Applicant : Mrs M Begg

Objections : NO

Description of Development:

Two storey side extension to provide 2 x two bedroom flats (following permission granted on appeal under ref: 12/04040/FULL1) plus 2 x one bedroom flats within new and existing roofspace, with associated landscaping and parking

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The proposal is for a two storey side extension to provide 2 x two bedroom flats (previously granted on appeal under ref. 12/04040) plus 2 x one bedroom flats within new and existing roofspace with associated landscaping and parking.

Location

The application site is located on the eastern edge of junction of Foxgrove Road with Westgate Road and comprises a detached building arranged as two flats. Vehicular access and parking is arranged via Foxgrove Road. A large sycamore and cedar tree are located on the site boundaries; these are not covered by a Tree Preservation Order.

Comments from Local Residents

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

Comments from Consultees

Highways - there is associated parking for the additional two bedroom units. No objection raised.

Thames Water raise no objection with regard to sewerage infrastructure and water infrastructure.

Drainage - no objection subject to conditions.

Environmental Health (Housing) - dormer windows would be preferable to the velux windows proposed.

Trees - no objection subject to conditions.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- H7 Housing Density and Design
- H8 Residential Extensions
- H9 Side Space
- T3 Parking
- T18 Road Safety

The above policies are considered consistent with the NPPF.

Planning History

In terms of planning history, under ref. 12/04040, an application for a two storey extension comprising two 2 bedroom flats with associated landscaping and parking was refused by the Council for the following reason:

"The proposals, by reason of their excessive forward projection of the Foxgrove Road building line would result in an intrusive and overly dominant impact, harmful to the character of the streetscene and contrary to Policies BE1 and H7 of the Unitary Development Plan".

Planning permission was subsequently granted for the proposal at appeal in November 2013.

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 main bulk of the proposal (the two storey side extension has already been agreed with the granting of permission at appeal under ref. 12/04040).

Regard must therefore be had as to the impact of the two additional one bedroom units within the new and existing roofspace, as well as the impact from a highways perspective.

The London Plan (2011) and Housing SPG set out minimum space standards for new residential development, with the minimum GIA for a 1bedroom 2person unit being 50m². The submitted drawings indicate that the resultant one bedroom apartments will be well above this minimum (53m² and 55m²).

Each unit will be served by a series of velux windows allowing natural light to each room, with each unit also having a 'cabrio' roof window to each living room. This will be faced towards Westgate Road and Foxgrove Road respectively, and there are no overlooking or loss of privacy issues considered to result from the additional units.

Each new unit will have a designated parking space, and no objection is raised by the Council's Technical Highways department.

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.

Having had regard to the above it was considered that the provision of two additional units within the new and existing roofspace 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 or the surrounding highway network.

In the interest of consistency, the planning conditions attached to the previous permission granted at appeal should be repeated as part of this new permission.

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 | ACB01
ACB01R | Trees to be retained during building op.
Reason B01 |
| 3 | ACB02
ACB02R | Trees - protective fencing
Reason B02 |
| 4 | ACB03
ACB03R | Trees - no bonfires
Reason B03 |
| 5 | ACB04
ACB04R | Trees - no trenches, pipelines or drains
Reason B04 |

- 6 ACC08 Satisfactory materials (all surfaces)
ACC08R Reason C08
- 7 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 8 Before the commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use.
- Reason:** In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.
- 9 ACK01 Compliance with submitted plan
ACK05R K05 reason

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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"