

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

**Application No :** 13/04100/FULL6

**Ward:**  
**Copers Cope**

**Address :** 1 The Gardens Beckenham BR3 5PH

**OS Grid Ref:** E: 538525 N: 169516

**Applicant :** Ms Rhona Beechinor

**Objections :** YES

**Description of Development:**

Part one/two storey front/side extension with front dormer and single storey rear extension and elevational alterations

Key designations:

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

**Proposal**

The proposal seeks permission for a part one/two storey front/side extension with front dormer extension, single storey rear extension and elevational alterations.

There is an existing single storey detached garage to the east of the host dwellinghouse. As part of the proposal this will be demolished and replaced with a two storey front/side extension. A separation of 1 metre will be provided between the flank elevation of this extension and the property boundary. At ground floor level, the extension will project beyond the front elevation of the host dwellinghouse by 1.3 metres, and beyond the rear elevation of the host dwellinghouse by 1 metre to be in line with the rear elevation of the adjacent property, 27 The Gardens. At first floor level the rear elevation will match the ground floor, projecting beyond the rear elevation of the host dwelling by 1 metre, yet at first floor level there will be a catslide roof with front dormer feature introduced, so that the front elevation at first floor level will effectively be in-line with the front elevation of the host dwellinghouse, with the exception of the front dormer feature which will protrude by approximately 0.7 metres.

There is an existing single storey rear addition to the dwelling, which is to be replaced as part of the current proposal. The dimensions of the replacement addition will occupy the footprint of the existing structure.

In terms of the elevation alterations, 4 new rooflights are to be inserted into the rear roofslope of the original and resulting roof space, one new window is to be inserted into the first floor rear elevation of the host dwellinghouse in the centre of two existing windows, and new aluminium framed sliding glass doors are to be inserted into the rear elevation of the host dwellinghouse at ground floor level.

## **Location**

The application site is located on the northern side of The Gardens and hosts a two storey detached dwellinghouse.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- the proposal breaks the established building line which sets the character of The Gardens;
- proposed development would build a wall within 200mm of Number 27 (guttering depicted on plans as touching the boundary);
- spatial standards in The Gardens will be compromised;
- over-development of the plot;
- impact upon light (especially evening light) upon Number 27 to front and rear;
- development would be over-dominant to Number 27;
- building forward of the front building line would result in impact upon aesthetics of the road;
- loss of amenity for neighbours due to building forward;
- loss of prospect - building forward would mean looking out onto a brick wall;
- thought a double storey extension closer than one metre is not acceptable?
- building a metre away would be more suitable;
- concerns that increased footprint would mean less space to park cars.

Members are requested to note that the comments received and listed above were received prior to the revised plans being submitted by the applicant. At the time of writing the report, no further comments had been received from local residents following the re-notification of adjoining owners after receipt of the revised plans.

Any further comments received will be reported verbally.

## **Comments from Consultees**

Highways stated that although the development will result in the loss of one parking space by conversion of the garage to a habitable accommodation, there are spaces available within the site's curtilage which would be utilised for parking. Therefore on balance as it is a small development no objection is raised with regard to this proposal.

## **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

SPG 1 and 2

NPPF

### **Planning History**

There is no planning history at this property.

### **Conclusions**

Members may consider that the main issues relating to the application are the effect that the proposal 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.

Policy H9 of the Unitary Development Plan (UDP) states in effect that for proposals of two or more storeys, a minimum 1 metre separation from the flank property boundary to the flank elevation of the extension should be retained for the full height and length. This is to ensure adequate separation, to prevent unrelated terracing, and to safeguard the amenity and privacy of adjoining residents.

Revised plans were received which provide a 1-metre separation between the flank elevation of the side extension and the eastern property boundary shared with Number 27 The Gardens. Whilst it is appreciated that this element of the proposal will result in a built form closer to Number 27 The Gardens than at present exists, it is evident that it complies with Policy H9 of the Unitary Development Plan regarding side space. The spatial standards of the area will be respected by the retention of the 1-metre separation, and Members may therefore consider that this element of the scheme is acceptable.

Members may agree that the rearward projection of the proposed extension is not detrimental to the amenities of neighbouring properties, as the dimensions of the proposed single storey replacement extension will not differ from the existing addition and as such the impact upon the amenities of the adjacent property will not differ. In terms of the rearward projection of the side extension, it is noted that the rear elevation will match the rear elevation of Number 27, and as such will not impact upon the outlook, daylighting or prospect of this property.

Turning to the forward projection of the side extension, it should be noted that whilst it will extend forward beyond the existing front elevation of the host dwellinghouse by 1.3 metres, this will be at ground floor only and the front dormer feature at first floor would be in line with the main front elevation of the host dwelling. There are a number of properties along The Gardens which have similar features to the front elevation, and whilst these properties are further along the road Members may consider that the introduction of this type of feature at Number 1 would therefore not be out of keeping in the streetscene.

The elevation alterations in the form of replacement sliding doors and a new window to be inserted into the rear elevation at first floor are not considered to have an impact upon neighbouring properties, nor will these new features have a detrimental impact upon the character of the host dwellinghouse.

Having had regard to the above, Members may consider that the development in the manner proposed is acceptable. The proposal complies with the Council's requirement for a minimum separation of 1 metre between the flank elevation and property boundary in respect of two storey development, the introduction of a front dormer extension within a catslide roof would be of a similar appearance to a number of other properties in the road, and the single storey rear extension would have no further impact than the existing structure to the rear of the host dwellinghouse has upon the amenities of the adjacent property.

Background papers referred to during production of this report comprise all correspondence on the file ref. 13/04100, as set out in the Planning History section above, excluding exempt information.

as amended by documents received on 20.01.2014

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |   |
|---|-----------------|---|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years              |
| 2 | ACC04<br>ACC04R | Matching materials<br>Reason C04  |
| 3 | ACI13<br>ACI13R | No windows (2 inserts) eastern flank extension<br>I13 reason (1 insert) BE1 |
| 4 | ACK01<br>ACC01R | Compliance with submitted plan<br>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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