

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

**Application No :** 14/00016/FULL6

**Ward:**  
**Shortlands**

**Address :** 19 Whitecroft Way Beckenham BR3 3AQ

**OS Grid Ref:** E: 538574 N: 168352

**Applicant :** Mr And Mrs Graham Pyfinch

**Objections : NO**

**Description of Development:**

Part one/two storey front/side/rear extension

Key designations:

Conservation Area: Park Langley

Area of Special Residential Character

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Open Space Deficiency

**Proposal**

The proposal is for a part one/two storey front/side/rear extension to the south western side of the property. The extension will project 8.5m to the side with a side space of 2m retained to the south western boundary with no. 21. The side extension will be part one/two storey incorporating a catslide roof from 2m above ground level which will taper towards roof of the existing dwelling. Part of the two storey extension will extend forwards of the main building line by 1.4m, in line with an existing front extension. The two storey extension will have a length of 10.85m and wrap round the rear of the property approximately 12.3m across the rear elevation. The proposed extension will have a stepped rear elevation which will include a two storey high conservatory (only accessible at ground level) located in the middle of the property which will extend 3.4m and have a width of 3.8m. The remainder of the extension will not project further to the rear than the current rear building line of the property. An existing detached garage located at the side of the property is to be removed to facilitate the proposed extension.

**Location**

The application site is a large two storey detached property on the eastern side of Whitecroft Way, Beckenham. The property sits within a large plot located on the corner of Whitecroft Way and Whitecroft Close. Whitecroft Way consists of mostly

large detached residential properties and lies within the Park Langley Conservation Area.

### **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**

Highways have raised no objections.

APCA viewed the application and raised objections on the basis that the proposal will detrimentally affect the balance and integrity of the host building by virtue of the proposed large gabled extension at the southern end.

Thames water raised no objections.

### **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  
BE11 Conservation Areas

Supplementary Planning Guidance 1 General Design Principles  
Supplementary Planning Guidance 2 Residential Design Guidance  
Supplementary Planning Guidance Park Langley Conservation Area

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 permitted for a single storey rear extension under ref. 90/02360.

More recently planning permission was refused under ref. 07/00373 for a two storey side extension. A revised scheme for a two storey side and rear extensions was then permitted under ref. 07/02092. This permission was for an extension to the north eastern side of the property and has been implemented.

From a heritage perspective, whilst the extension will be relatively wide, the catslide roof and 2m side space is considered to reduce harm to the conservation area.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the Park Langley Conservation 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 a part one/two storey front/side/rear extension to the south western side of the property. The existing detached garage to the side is to be removed and the extension is proposed in its place. The extension will project 8.5m to the side and a side space of 2m is to be retained to the south western boundary with no. 21. The application is therefore compliant with Policy H9 which requires a minimum of 1m side space. The side extension will incorporate a catslide roof from 2m above ground level which will taper towards roof of the existing dwelling. This catslide roof design in addition to the 2m side space will increase the appearance of separation between the host property and side boundary and reduce harm to the conservation area, in accordance with policy BE11. Whilst the proposed extension is large in size, it is considered to be in keeping with the host property and retains adequate space to the side, front and rear. Accordingly, Member's may consider that it is not significantly harmful to the character of the Park Langley Conservation Area or streetscene in general, to warrant a refusal.

Part of the two storey extension will extend forwards of the main building line by 1.4m, but will not project further than an existing front extension. The two storey extension will have a length of 10.85m and wrap round the rear of the property. The proposed extension will include a two storey high conservatory (only accessible at ground level) located in the middle of the rear elevation of the property. This will extend 3.4m to the rear from the existing property with a width of 3.8m, and sit approximately 10m from the side boundary with no. 21 and 15m from the side boundary with Whitecroft Close. The remainder of the extension will not project further to the rear than the current rear building line of the property. Two conservation rooflights are proposed in the southern eastern flank roofslope with no other windows or doors proposed in this flank elevation. The proposed extension will be a minimum of 35m from the rear boundary. Therefore the main considerations are in terms of the impact on neighbouring properties are with regards to the adjacent property at no. 21. Given the orientation of the site and separation of the extension from the boundary with no. 21 Member's may consider that the proposal would not cause any significant harm to the amenities of the adjoining property in terms of loss of privacy, light or outlook.

The existing detached garage has been removed to facilitate the extension. A new double garage has been proposed within the extension and there is room for parking within the existing curtilage of the site. As such the proposed is not considered to cause any loss of parking.

Having had regard to the above Member's may 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 nor impact detrimentally on the character of the Park Langley Conservation Area.

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**

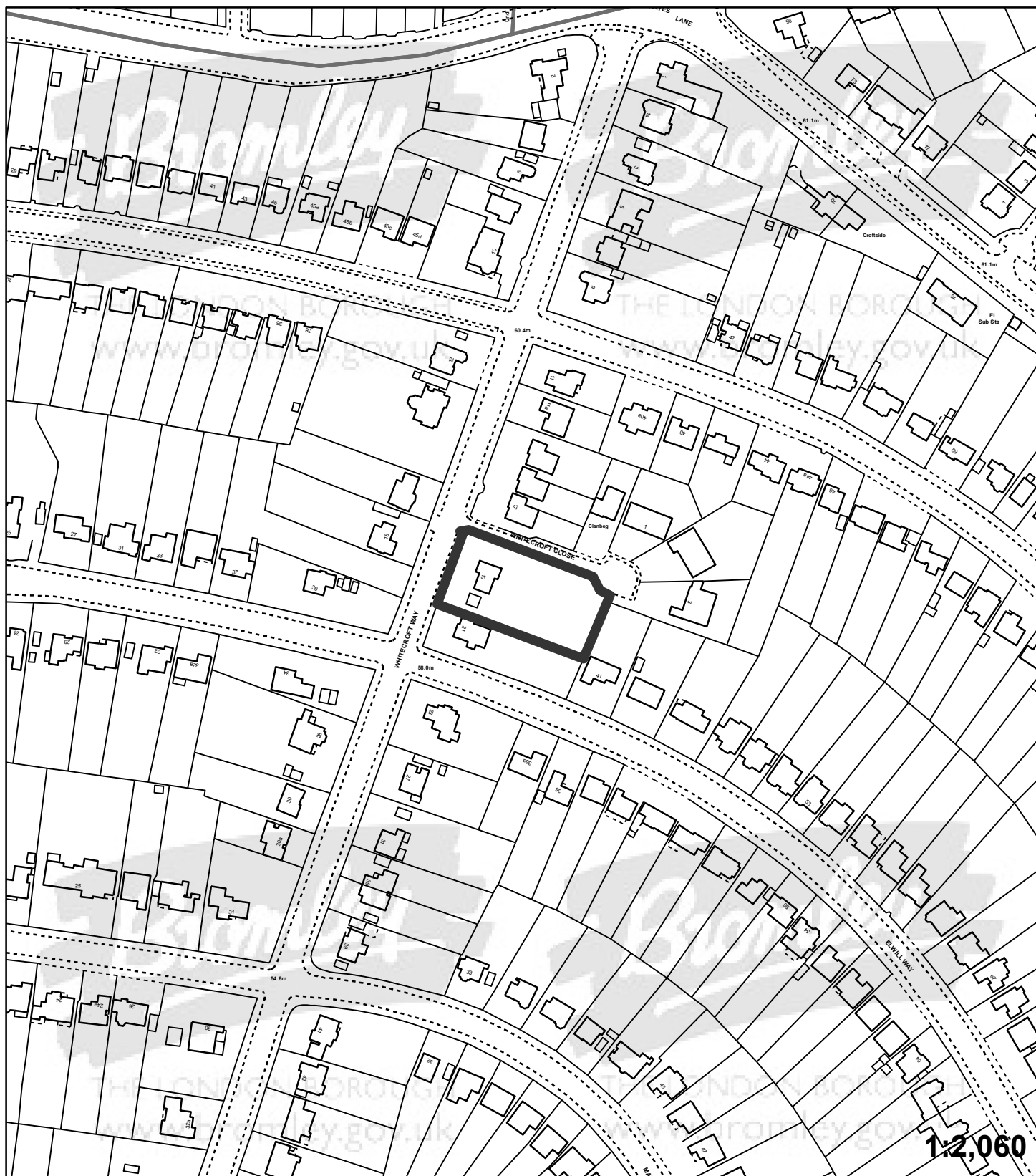
Subject to the following conditions:

- 1     ACA01        Commencement of development within 3 yrs  
      ACA01R      A01 Reason 3 years
- 2     ACC04        Matching materials  
      ACC04R      Reason C04
- 3     ACH04        Size of parking bays/garages  
      ACH04R      Reason H04
- 4     ACI13        No windows (2 inserts)        south eastern flank roofslope  
      extension
- ACI13R      I13 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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