

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

**Application No :** 14/00459/FULL6

**Ward:**  
**Shortlands**

**Address :** 48 Elwill Way Beckenham BR3 6RZ

**OS Grid Ref:** E: 538673 N: 168234

**Applicant :** Mr Richard Pereira

**Objections :** YES

**Description of Development:**

Two storey side and rear extensions, alterations to roof including rear dormer, Juliet balconies, front porch, alterations to existing garage, alterations to fenestration.

Key designations:

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 two storey side and rear extension, alterations to the roof including a rear dormer extension, Juliet balconies, front porch, alterations to existing garage and fenestration.

This application seeks revisions to a scheme that was previously granted planning permission under application ref. 13/02524. The revisions include a change to the design of the two storey side/rear extension including the enclosure of the balcony, a rear dormer extension, alterations to the existing garage and alterations to the fenestration.

A previous application (ref.13/04052) was refused on the grounds that a 1m side space was not maintained for the full length and height of the flank elevation for the two storey side/rear element of the proposal. The design of the two storey rear element has since been revised to incorporate a 1m side space.

This report will consider the revisions to the scheme as highlighted above, as the principle of the remainder of the proposal has already been established as part of planning permission ref. 13/02524.

## **Location**

The site is located on the south side of Elwill Way within the Park Langley Area of Special Residential Character.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and the representations received are summarised as follows.

- the rear dormer and full height windows to the loft extension are intrusive to the privacy of the garden of No. 54.
- not in keeping with the Park Langley area
- it sets a precedent for others and there are not any similar examples in the vicinity of the site
- invasion of privacy to lounge and patio area of No. 41 Malmain Way (property adjoining to the rear). There is currently no property that has a view of this area.

## **Comments from Consultees**

Highways - No objections to the proposals

## **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  
H10 Areas of Special Residential Character  
H9 Side Space

Park Langley Area of Special Residential Character Design Guide  
Side extensions between properties of two storeys or more will, in many cases, be expected to provide more than the 1m minimum standard laid down for residential development in the borough.

Any proposal will generally be expected to provide side spaces consistent with the standard already existing in the neighbourhood.

## **Planning History**

13-02524 Planning permission was granted for two storey front/side and rear extensions and roof alterations in October 2013.

13-04052 A planning application for a similar proposal that included an additional first floor side element and a rear dormer extension was refused on the grounds that the proposal did not comply with the Council's requirement for a 1m side space to for the full length and

height of the flank elevation of the property and as a result the proposal would be conducive to a retrograde lowering of the spatial standards to which the area is at present developed, contrary to policies H9 and H10 of the Unitary Development Plan.

The property has a single storey rear extension for which there is no planning history.

## **Conclusions**

The main issues relating to the application are the impact of the proposals on the streetscene, ASRC and the amenities of the occupiers of the surrounding residential properties.

This report will focus on the elements of the scheme that have not previously been approved as part of planning application ref. 13/02524. This includes the two storey side/rear element and the rear dormer extension.

Whilst the occupiers of No. 54 Elwill Way and the occupiers of No. 48 Malmaims Way, which is located to the rear of the application site, have objected to the rear dormer on the grounds of overlooking and loss of privacy, it is considered that the impact of the dormer on residential amenities will fall within acceptable levels and this element of the proposal therefore complies with relevant policies.

The two storey side/rear extension, has been reduced in size, so that the proposal now complies with the Council's requirement for a 1m side space in respect of the full length and height of the flank elevation for the two storey element of this proposal.

The site is located in an Area of Special Residential Character (ASRC). Policy H10 of the UDP states that applications for development in ASRCs will be required to respect and complement the established and individual qualities of the individual areas. The PLRA Design Guide indicates that "side extensions between properties of two storeys or more will, in many cases, be expected to provide more than the 1m minimum standard laid down for residential development in the borough".

Whilst the Council would normally seek a sidespace of 1.5m for the full length of the flank elevation in respect of two storey extensions in an ASRC (although this figure is not specifically referred to in the Council Policy) it is considered that the 1m proposed is acceptable in this case, and the proposal will not therefore result in a material reduction in spatial standards or be detrimental to the streetscene or the wider objectives of the ASRC.

In summary, as the principle of a substantial proportion of the proposal has already been established (under permission ref. 13/02524) this report, therefore, focuses on the revisions to the scheme. The proposed revisions are not considered to result in an unacceptable additional level of impact of the amenities of the surrounding residential properties, nor impact detrimentally on the character of the area. The revised scheme is therefore recommended for permission.

Background papers referred to during production of this report comprise all correspondence on the files refs 13/02524 and 13/04052, set out in the Planning History section above, excluding exempt information.

as amended by documents received on 24.01.2014

### **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     Before the development hereby permitted is first occupied, the proposed window(s) on the first floor level of the north western flank elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.  
      ACI12R     I12 reason (1 insert)   BE1
- 4     ACI17        No additional windows (2 inserts)   flank    extensions  
      ACI17R     I17 reason (1 insert)   BE1
- 5     ACK01        Compliance with submitted plan  
      ACC01R     Reason C01

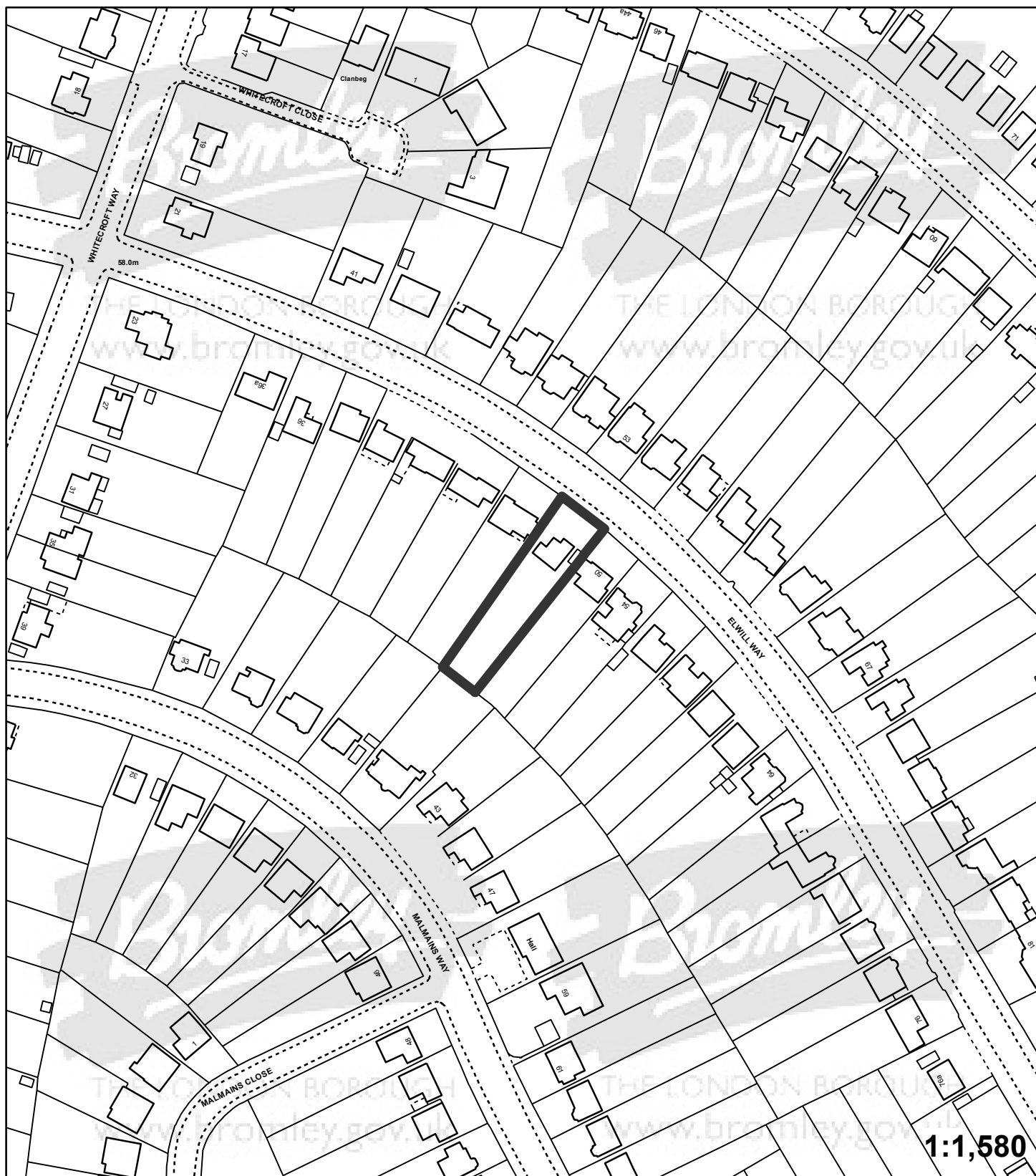
### **INFORMATIVE(S)**

- 1     You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.

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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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