

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

Application No : 14/00395/FULL6

Ward:
Clock House

Address : Glenwood Blakeney Road Beckenham
BR3 1HA

OS Grid Ref: E: 536958 N: 169767

Applicant : Mr + Mrs R Crowley

Objections : YES

Description of Development:

Glenwood: Part one/two storey rear extension, conversion of garage to habitable room with bay window to front and new tiled roof over existing lean-to extension
Maune: First floor rear extension, porch to side, bay window to front and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Open Space Deficiency
River Centre Line

Proposal

This application has been submitted by the owners of Glenwood, but the proposal has been prepared jointly with the owners of the adjoining property Maune.

Glenwood

The proposal is for a part one/two storey rear extension, conversion of the garage to a habitable room, with a bay window to the front and a new tiled roof over the existing lean-to extension.

The two storey element extends the full width of the property and has a rearward projection of 3m from the original rear elevation of the property. A Juliet balcony is included at first floor level on the rear elevation.

The existing single storey side extension is to be replaced, this will extend up to the boundary line, and although it is slightly larger will occupy broadly the same footprint as the existing.

A small bay window is also proposed to the front of the property that will project approx. 0.8m from of the front building line of the property.

Maune

In respect of Maune, the proposal comprises of a first floor rear extension which will link-in to the first floor element of the two storey extension proposed to the rear of Glenwood. The proposed extension has a rearward projection of approx. 2.5m from the original rear elevation of the property.

The proposal includes a single storey side porch, adjacent to Brook Cottage. This porch is located to the rear of the existing utility room and the flank elevation of the porch will be in line with the existing flank elevation of the property. The proposed porch has a width of approx. 1.5m and a rearward projection from the rear wall of the existing utility room of approx. 2.8m.

The proposal also includes a new bay window to the front of the property and other minor elevational alterations including patio doors to replace the existing windows to the kitchen.

Location

The site is located on the south side of Blakeney Road, close to the junction with Hayne Road.

Comments from Local Residents

A number of objections have been received from the occupiers of the flats at No1 Blakeney Road (including Flats A,B,C,D,E, F,G, K) which adjoins the site and these can be summarised as follows:

- overdevelopment;
- loss of Privacy and overlooking;
- loss of light;
- loss of view (not planning consideration);
- impact on quality of life due to loss of sun, privacy and overlooking;
- loss of privacy and overshadowing in respect of rear gardens;
- out of character and unneighbourly;
- no indication included in the application documentation in respect of the relationship between the application site and Blakeney Hall;
- increased noise and disturbance;
- loss of privacy to balcony of Flat B due to the size of the windows (particularly on the second floor) and the proximity to Blakeney Hall.

The occupier of Flat K has also submitted a number of photographs to illustrate her concerns about the impact of the proposed extension on the level of daylight to her property. These photographs are available on the application file.

A letter of support has been received from the occupiers of Glenwood confirming that they are completely happy with the proposals and have no objections. If the applications are granted planning permission, the works will be co-ordinated with the adjoining owner.

Comments from Consultees

Highways - no objections.

Planning Considerations

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
T3 Parking

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 2012

Planning History

Glenwood

94/01060 - Planning permission was granted for an increase in the height of the existing boundary wall by the addition of brickwork in front of the garage and fencing to the rear of the garage.

Maune

95/00474 - Planning Permission was granted for a part one/two storey extension in May 1995

98/01730 - Certificate of Lawfulness for a proposed development was granted for the conversion of a garage into a habitable room in August 1998.

08/03593 - Planning Permission was refused for a first floor rear extension in December 2008.

Conclusions

Glenwood

In respect of Glenwood, the two storey element will have no material impact on Maune provided that the application proposal is implemented as a single building operation.

In terms of the impact of the proposal on 1 Blakeney Road, the two storey element of the proposal is set in from the boundary with the adjoining property by the width of the single storey extension (approx. 2.8m). There is also a separation of approx. 4.5m between the boundary of Glenwood and the flank wall of 1 Blakeney Road which increases to a separation of 10m between the two storey element of the proposal and the nearest point of 1 Blakeney Road.

As a result of a combination of the separation between the site and the adjoining property, the set-in of the two storey element, and the fact that the rearward projection of the two storey element is 3m, the impact of the proposed two storey element is considered to fall within acceptable levels.

It is noted that the application does not include a 1m side space to the boundary required by Policy H9 in respect of a proposal of two storeys or more in height. However, the two storey element is set in from the boundary of the property by approx. 2.8m, and the single storey element of the proposal replaces an existing structure at the site. In view of this, and the level of separation between the boundary of Glenwood and 1 Blakeney Road this is considered to be acceptable.

No windows are proposed on the flank elevation of the two storey element and the first floor windows at the rear are not considered likely to increase the level of overlooking significantly when compared to the existing.

On balance, as a result of the relatively modest scale of the proposals, and the separation between the application site and 1 Blakeney Road, the proposal is not considered likely to result in a significant impact on the residential amenities of the occupiers of 1 Blakeney Road.

Maune

In respect of the proposed alterations to Maune, the first floor rear element of the proposal will have no impact on Brook Cottage as it will be screened from view by the existing two storey element to the rear of Maune. Provided the building works are undertaken as a single building operation, the proposed first floor extension to Maune will share a party wall with Glenwood and will not have any adverse impact on the residential amenities of the adjoining property.

The side porch is a small single storey addition adjacent to Brook Cottage. It is modest in scale and a side space of 0.9 m is maintained between the flank elevation of the proposed porch and the boundary of the property with Brook Cottage. The proposed porch is therefore not considered likely to have any material impact on the residential amenities of the occupiers of Brook Cottage.

The addition of a bay window to the front elevation of the property is not considered likely to have any adverse impact on the streetscene or on the residential amenities of the surrounding properties.

Therefore, on the basis that the building works to both Maune and Glenwood are carried out concurrently (as a single building operation) it is considered that the

proposed extensions/alterations to Maune are likely to have no material impact on the residential amenities of the adjoining properties.

In summary, the proposed extensions to Glenwood and Maune are not considered likely to result in a significant loss of amenity to local residents nor impact detrimentally on the streetscene or the character of the area. On the basis that the proposal is commenced and constructed as a single building operation, the application is recommended for permission.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/03857, 13/03815 and 14/00395, 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 The extensions at Maune and Glenwood are granted only on the basis that the development will be commenced/constructed as a single building operation.

Reason: In order to comply with Policies H8 and BE1 of the Unitary Development Plan and in the interests of the residential amenities of the applicants' and surrounding residential properties.

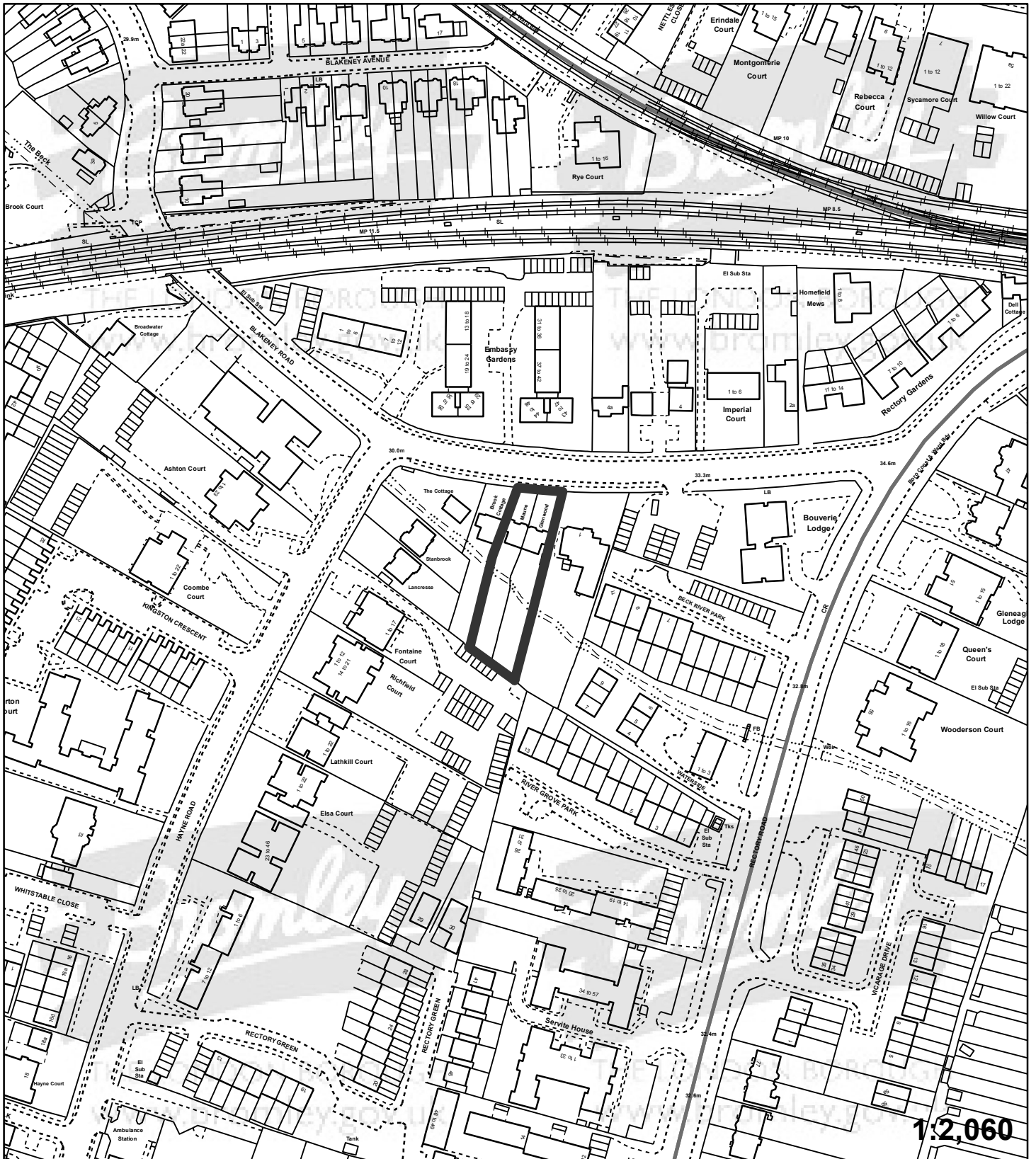
- 4 ACI12 Obscure glazing (1 insert) on the flank elevation of the side porch of Maune
 ACI12R I12 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) flank extensions
 ACI17R I17 reason (1 insert) BE1
- 6 ACK01 Compliance with submitted plan
 ACC04R Reason C04

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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"