

Application No : 14/00397/FULL6

Ward:
Shortlands

Address : 39 Wickham Way Beckenham BR3 3AE

OS Grid Ref: E: 538189 N: 168238

Applicant : Mr Nigel Crump

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormer, skylights and balcony element, single storey rear extension and first floor rear extension with side dormers on both elevations and conversion of garage to habitable accommodation

Key designations:

Conservation Area: Park Langley
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

The proposal seeks to provide a single storey rear extension, alterations to garage to provide two storey accommodation, roof alterations including a balcony and garage.

The property is located adjacent to the junction with Malmains Way, set within a generous plot.

Location

The host property is located on Wickham Way, Park Langley with much of the area characterised by spacious properties typical of the Garden City movement. The area has a high spatial standard with many of the properties enjoying large plots with established gardens. This part of Wickham Way is also situated within the Park Langley Conservation Area, for which additional guidance in relation to alterations and extensions is set out within the SPG detailed above. Given the designation of the area, the Council will look to ensure that any development proposals preserve and enhance not only the host property, but the prevailing character of the wider area.

Comments from Local Residents

Comments received during the consultation are summarised as follows:

- o The massing of the extension along Malmain's Way is far too large
- o Detracts from the Conservation Area
- o Will affect vista along Malmain's Way
- o Concerns in relation to overlooking of second floor windows
- o Loss of privacy from construction of three north facing dormer windows
- o Distance between rear extension and boundary
- o Privacy issue relating to large skylight

The full text of comments received are available to view on the file.

Comments from Consultees

The Advisory Panel for Conservations object to the proposal as it detracts from the integrity of the original design and is to dominant contrary to BE1, BE11 and general advice 3.24 and 3.25 of the SPG.

From a Conservation Area point of view no objections are raised.

Planning Considerations

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential extensions
H9 Side Space

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

SPG No.1 - General Design Principles
SPG No.2 - Residential Design Guidance
Supplementary Planning Guidance for Park Langley Conservation Area

Conclusions

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

In addition, when considering proposals the Council will give attention to design, general amenity, Conservation Area Location, impact on neighbours and potential loss of daylight and sunlight.

The application involves a single storey rear extension. It is noted that the existing house is sited at an irregular angle. However, it is considered on balance that the extension with together with a large sky does not result in undue harm to neighbouring residential amenity.

The application involves alterations to the existing garage along Malmins Way and whilst extension is sizable, the overall building height is kept to a modest height with dormers to front and rear and the site benefits from the return frontage with limited built activity at this point. The consequence being that the proposal would not result harm the character and appearance of the location including the Conservation Area status.

It is noted that would be willing to accept a condition on the approval to make the 3 dormer windows facing No.37 Wickham Way obscure glazed.

The changes to the host roof including the balcony/terrace it is noted that the balcony is planned to be inset into the roof.

In summary, the proposal will 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.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1ACA01 Commencement of development within 3 yrs
- ACA01R A01 Reason 3 years
- 2ACC04 Matching materials
- ACC04R Reason C04
- 3ACK01 Compliance with submitted plan
In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.
- 4ACI12 Obscure glazing (1 insert) to the dormers facing 37 Wickham Way
- ACI12R I12 reason (1 insert) BE1