

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

Application No : 14/00540/FULL1

Ward:
Copers Cope

Address : 22 Southend Road Beckenham BR3 1SD

OS Grid Ref: E: 537534 N: 170071

Applicant : Mr Justin Powl

Objections : YES

Description of Development:

Demolition of existing detached garage and erection of three storey side extension and conversion of building to 3 one bedroom and 4 two bedroom flats.

Key designations:

Conservation Area: Southend Road
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Open Space Deficiency

Proposal

Permission is sought for the demolition of the existing detached garage and the erection of a three storey side extension and conversion of the building into 3 one bedroom and 4 two bedroom flats.

The extension has a width of 5.9m to the front elevation and 4.9m to the rear. There is a projection of 2.3m to the rear. Two self-contained one bedroom flats are set within the extension with the first floor accommodating three bedrooms for use as part of two flats at first floor level within the main building.

Location

The application site is set to the eastern edge of Southend Road with the northern boundary being to Foxgrove Road. The site features a four storey semi-detached dwelling. The site is within the Southend Road Conservation Area.

Comments from Local Residents

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

- the proposal will be of a good appearance to meet demand for small units
- more vehicles will result in around the address
- insufficient parking
- already a dangerous and busy junction
- should be retained as a single dwelling
- extension is harmful to the listed entrance to Beckenham Place Park
- a gross overdevelopment and a degradation of the conservation area

Comments from Consultees

Street Trees have raised concerns about the adjoining tree to Foxgrove Road but consider an appropriate condition suitable to mitigate any harm and no objections are raised.

Thames Water have no objections

APCA object on the grounds that the proposal needs to conform with the design of the façade of the existing building.

Highways have commented that the site has a PTAL score of 4 (out of a possible 6, where 6 represents very high levels of public transport accessibility) and that not all the occupiers' one bedroom flats will own a car, considering the availability of public transport and on street parking on the neighbouring streets the development would not have a significant impact on the surrounding road network. No objection is therefore raised.

From a conservation perspective, no objection is raised and the conservation area is not considered to be harmed.

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
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- BE14 Trees in Conservation Areas
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- NE7 Development and Trees
- T3 Parking
- T18 Road Safety

Supplementary Planning Guidance 1 and 2
Supplementary Planning Guidance: Southend Road Conservation Area

London Plan Policies:

- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage Assets
- 7.21 Trees and Woodlands

The Mayor's Supplementary Planning Guidance: Housing

The National Planning Policy Framework, with which the above policies are considered to be in accordance.

Planning History

There are no applications for development to the application dwelling, however the following are considered of relevance:

Application reference 02/01446 refused permission for two semi-detached three storey dwellings at the rear of Nos. 20 and 22 on the grounds that:

1. "The proposal would constitute a cramped overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces, out of character with the pattern of development within the Conservation Area and the locality in general and thereby contrary to Policies E.1, E.7 and H.2 of the adopted Unitary Development Plan, Policies BE1, BE9 and H6 of the first deposit draft Unitary Development Plan (March 2001) and Supplementary Planning Guidance for the Southend Road Conservation Area."
2. "If permitted, the proposed development would lead to a retrograde lowering of the spatial standards to which the Southend Road Conservation Area is currently developed, thereby contrary to Policies H.2, E.1 and E.7 of the Unitary Development Plan and Policies H6, BE1 and BE9 of the first deposit draft Unitary Development Plan (March 2001)."

This was later dismissed at appeal.

Application reference 05/02506 refused permission for a detached two storey four bedroom dwelling to the land at the rear of Nos. 20 and 22 on the grounds that:

1. "The proposal would constitute a cramped overdevelopment of the site by reason of proximity to the flank boundaries of the site and the amount of site coverage by buildings and hard surfaces, which would be out of character with the pattern of development within the Southend Road Conservation Area and the locality in general and thereby contrary to Policies E.1, E.7 and H.2 of the adopted Unitary Development Plan, Policies BE1, BE9 and H6 of the second deposit draft Unitary Development Plan (Sept 2002),

Supplementary Planning Guidance for the Southend Road Conservation Area and Policies 4B.1 and 4B.7 of the London Plan."

2. "The proposed development would lead to a retrograde lowering of the spatial standards to which the Southend Road Conservation Area is currently developed, thereby contrary to Policies E.1, E.7 and H.2 of the adopted Unitary Development Plan, Policies BE1, BE9 and H6 of the second deposit draft Unitary Development Plan (Sept 2002), Supplementary Planning Guidance for the Southend Road Conservation Area and Policies 4B.1 and 4B.7 of the London Plan."

This was also later dismissed at appeal.

A detached garage was permitted to the side of the dwelling in 1970 (70/01993).

20 Southend Road

The adjoining property at No.20 has benefitted from planning permission for a single storey rear extension with terrace and the creation of a new self-contained 2 bedroom flat under application 12/02474. A single storey rear extension was also permitted under application 93/00848.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the conservation area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The existing semi-detached dwelling is proposed to be extended and converted into seven flats arranged over four floors. The extension itself is three storeys in height and projects beyond the rear elevation. It is noted that No.20 benefits from a two storey side extension, most likely Edwardian, and that other similar properties on this row of dwellings have been extended to a variety of heights. As such the side extension in itself is not considered to be out of character with the area or the host dwelling.

The proposed flats are considered to be of a good size and would provide suitable levels of accommodation for the intended occupants in terms of size, circulation and daylight. Parking is to be provided at a level of four spaces and the Council's highways officer has raised no objection to this provision, which given its location and proximity to transport links is within the stipulated parking standards.

The extension would allow for a side space of 1.1m at ground floor level and 2.4m to the upper floors. Policy H9 requires a minimum of 1m to be provided for such development and higher levels of separation for corner properties such as this site. At ground level the development would replace a single storey garage that occupies part of the proposed footprint with the exception of being to the boundary and as such the setting on of the ground floor element to allow in excess of 1m is considered an improvement. The 2.4m to the upper floors is considered sufficient to comply with the requirement for higher levels of separation for such sites.

The introduction of such built form would impact upon the character of the conservation area by way of occupying the currently open northern boundary. However, this northern boundary forms the end of the conservation area, with Foxgrove Road north of this laying outside, and the conservation area to the west and north west, whilst affected, is of a generously open nature and it is not considered that such an extension would have such an impact upon the defining characteristic of spaciousness to warrant refusal.

Although the proposed extension is three storeys and the historic addition to No.20 is two storeys in size, it is not considered that this would result in an unbalancing affect upon the pair of semis and their architectural merit. The extension at No.20, although one less storey, has a much higher roof which results in a degree of bulk commensurate to that proposed.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/00540 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 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 4 ACB02 Trees - protective fencing
 ACB02R Reason B02
- 5 ACB12 Tree - details of excav. for foundations
 ACB12R Reason B12
- 6 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 7 ACC03 Details of windows
 ACC03R Reason C03
- 8 ACK01 Compliance with submitted plan
 ACK05R K05 reason
- 9 ACH02 Satisfactory parking - no details submit
 ACH02R Reason H02
- 10 ACH04 Size of parking bays/garages
 ACH04R Reason H04
- 11 ACH18 Refuse storage - no details submitted
 ACH18R Reason H18
- 12 ACH22 Bicycle Parking
 ACH22R Reason H22
- 13 ACH32 Highway Drainage
 ADH32R Reason H32

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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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