

SECTION '2' – Applications meriting special consideration

**Application No :** 14/00929/FULL6

**Ward:**  
**Kelsey And Eden Park**

**Address :** 5 Hillcrest Close Beckenham BR3 3HB

**OS Grid Ref:** E: 536609 N: 167502

**Applicant :** Mrs A Gorman

**Objections :** YES

**Description of Development:**

Two storey side extension.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency

**Proposal**

The proposal is for a two storey side extension with a side projection of 3.5m and a depth of 8.7m. This would provide additional living accommodation and a utility room downstairs, along with two additional bedrooms and bathroom upstairs.

This application has been submitted alongside a separate application for roof alterations to incorporate rear dormer, front roof lights, two storey side and single storey rear extensions under ref. 14/00926. This follows a recent refusal under ref. 13/04249.

**Location**

The application property forms one half of a pair of semi-detached houses at the end of Hillcrest Close, Beckenham which is a cul-de-sac containing eight houses.

**Comments from Local Residents**

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

- only slightly smaller than previously refused extension
- the extension would be 0.7m wider than the existing garage
- negative impact on the character and appearance of the close
- increased pressure on parking in the street
- the side extension would affect the symmetry of the houses in the street

## **Comments from Consultees**

Technical Highways comments were received which raised no objection, subject to conditions.

## **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

The Councils adopted SPG design guidance is also a consideration.

## **Planning History**

Under ref. 13/04249, an application for roof alterations to incorporate rear dormer, front roof lights, two storey side and single storey rear extensions was refused for the following reason:

"The proposed extensions, by reason of their overall size and bulk would constitute an over dominant addition to the main dwelling which would be out of character in this locality and would give rise to an unacceptable degree of overlooking and loss of privacy to surrounding properties, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan and the Council's Supplementary Planning Guidance"

A separate application making some amendments to the previously refused proposal is also currently being considered by the Council under ref. 14/00926.

## **Conclusions**

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

The host property sits within a limited plot at the end of the cul-de-sac, with a close relationship to those properties in Elmdene Close to the west. The proposal is for a two storey side extensions.

Regard must be had as to the extent to which the current proposal overcomes the concerns of the Council when application ref. 13/04249 was refused which included a two storey side extension.

The proposed two storey side extension differs from that proposed previously in the following ways:

- The overall height of the roof has been set 0.2m lower than the main roof

- The width of the two storey side extension has been reduced from 4.0m to 3.5m
- The side extension has been set back from the front elevation by 0.5m

it is considered that the reduction in width and overall height of the extensions will result in a more subservient addition to the main house, in line with adopted policy and guidance contained within the Councils SPG documents. It is noted that no first floor windows are proposed for the flank elevation of the side extension, and the extension would represent a less dominant feature in the streetscene over that previously proposed.

The provision of such a two storey feature as proposed is therefore considered to be an acceptable addition. Policy H8 states that the Council will expect the design of residential extensions to blend with the style of the main building. The Council's Supplementary Planning Guidance No.2 (Residential Design Guidance) also states in para 2.2 that side extensions should be designed in order to remain subservient to the main building, and extensions should respect the form of the host property without overwhelming the original design. On balance, Members may feel that the reduction in the scale of the side extension is in line with adopted policy and guidance.

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.

On balance, having had regard to the above, Members may consider that the reduction in size and alterations to the scale and design of the proposed extensions are such that they would not result in an overdevelopment of the site, or give rise to a significant loss of amenity to local residents.

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**

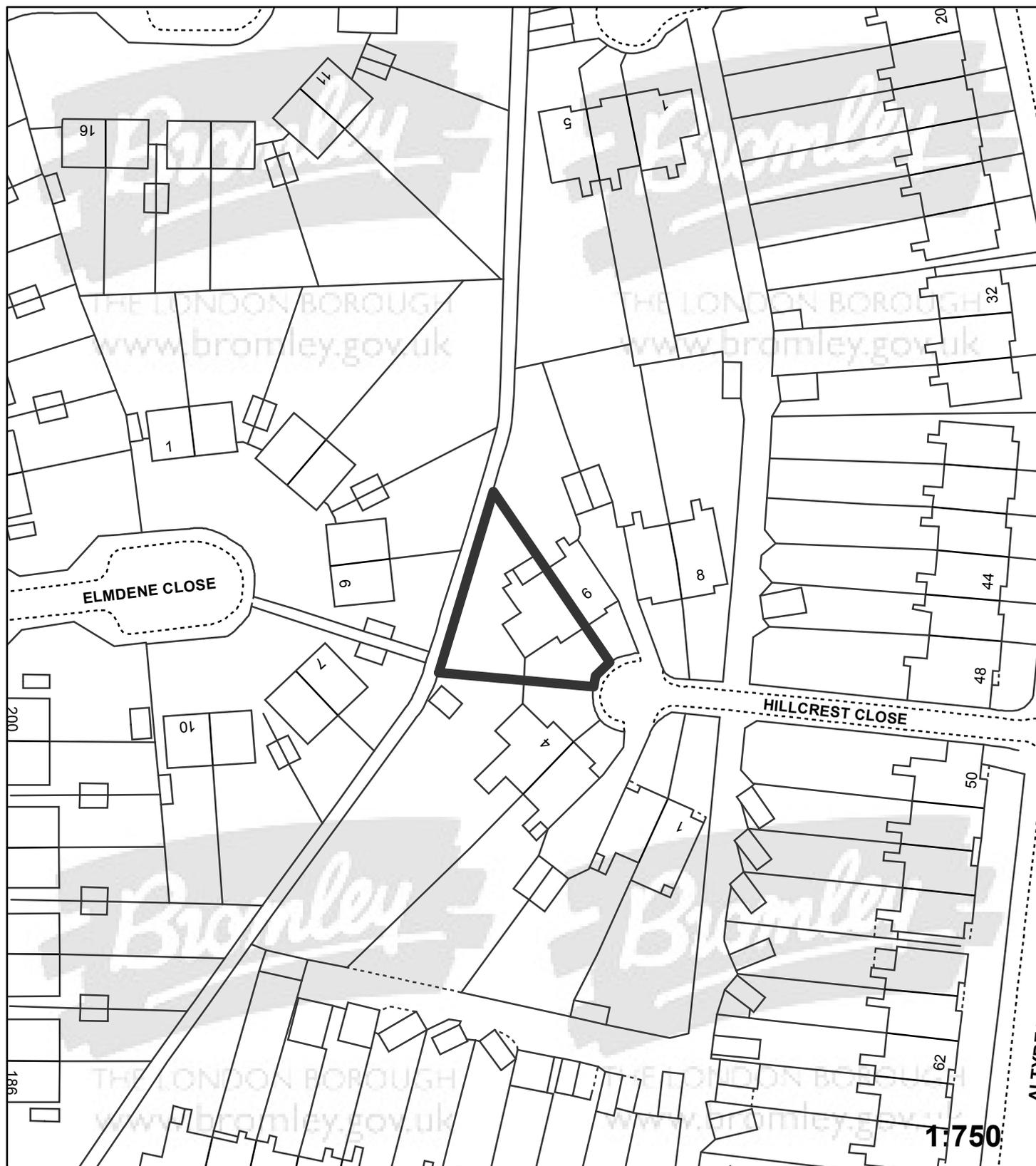
Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years       |
| 2 | ACC04<br>ACC04R | Matching materials<br>Reason C04                                     |
| 3 | ACK01<br>ACK05R | Compliance with submitted plan<br>K05 reason                         |
| 4 | ACI13<br>ACI13R | No windows (2 inserts) flank extensions<br>I13 reason (1 insert) BE1 |

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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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