

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

Application No : 14/01174/FULL6

Ward:
Copers Cope

Address : Two Elms Beckenham Place Park
Beckenham BR3 5BN

OS Grid Ref: E: 537570 N: 170183

Applicant : Mr And Mrs Marc Santhiapillai

Objections : YES

Description of Development:

Part one/two storey/first floor side and rear extensions incorporating first floor rear balconies, front porch with balcony above, new bay window in front elevation, roof extensions and alterations including front and rear dormers and roof lights to front and sides, and elevational alterations

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
Urban Open Space

Proposal

The application seeks permission for a part one/two storey/first floor side and rear extensions incorporating first floor rear balconies, front porch with balcony above, new bay window in front elevation, roof extensions and alterations including front and rear dormers and roof lights to front and sides, and elevational alterations.

The part one/two storey side element will replace an existing single storey attached garage on the northern side of the property. The extension will project to the side 4.456m at single storey and 2.6m at first floor. The extension will have a cat slide roof with two small side dormers, with the ridge of the cat slide roof following from the existing eaves of the main roof and the eaves of the extension being at single storey. The first floor element will sit within the roof area of the extension and two small side dormers with a length of approximately 9m. At single storey the extension will project a further approx. 8.2m in length, with a pitched roof maximum height of 4.8m and eaves height of 2.9m, and wrap around the rear of the property with a depth of 3.9m to the rear and a full width of 5.44m. The single storey side

element of the extension will retain a side space from the flank wall to the boundary of 1.15m at the front and 1.8m at the rear, reducing to 0.75m at its narrowest point in the middle of the extension due to a tapering of the boundary.

The ground floor rear element of the extension will project 3.579m to the rear at the southern aspect of the property with a width of 6.005m. The ground floor will then step in approx. 2.3m for a width of 12m with a rear projection of maximum 2m from the existing rear elevation of this part of the property. To the northern aspect the rear element will be single storey and wrap around to the side as detailed above.

The first floor rear element of the extension will project 3.579m to the rear at the southern aspect of the property in line with the ground floor, with a width of approx. 5.2m. This element of the proposal includes a balcony set into the extension. The first floor will then step in approx. 3m for a width of 9.7m with a rear projection of maximum 4m, from the existing rear elevation of this part of the property, with an additional 1.3m for a first floor balcony.

The new semi-circular front porch will have a maximum projection of approx. 2m, which includes a balcony above (accessed from doors leading from a bedroom on the first floor). A new bay window also proposed in the front elevation at ground floor with a depth of 0.957m and a width of 3.9m.

The proposal also includes a roof extension to infill a flat roofed area in the middle of the property. The roof will not project any further than the existing ridge height of the main dwelling and will include a new chimney. Three identical small flat roofed dormers are proposed in the new and existing roof to the front. Three flat roofed dormers of differing size are proposed in the new and existing roof to the rear. One of the dormers will also include a small external balcony. One new roof light is proposed in the front elevation, two roof lights in the south elevation, and one roof light in the north elevation.

All the existing windows are to be replaced with new powder coated windows with all new windows to match.

Location

The application site is a large two storey detached property located on a generous plot on the eastern side of Beckenham Place Park. The property is located within the Beckenham Place Park Area of Special Residential Character. Beckenham Place Park is a private road with a mixed character of large detached properties.

Comments from Local Residents

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

- possible error in documentation available online.

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

The Council's Highways Engineers raise no objection due to there being spaces available within the site's curtilage which would be utilised for parking.

At the time of writing the report no comments have been received with regards to the trees on site. These will be updated verbally at the meeting.

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
H9 Side Space
H10 Areas of Special Residential Character
T3 Parking
NE7 Development and Trees

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance

The London Plan and National Planning Policy Framework are also key considerations in determination of this application.

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

Planning History

The property has been the subject of various applications as follows:

Under ref. 68/01551, planning permission was granted for a swimming pool.

Under ref. 68/01596, planning permission was granted for a two storey extension comprising extension to kitchen with bedroom over.

Under ref. 82/01271, planning permission was granted for a two storey side extension.

Under ref. 92/00857, planning permission was granted for a single storey rear extension with balcony over.

Under ref. 94/00340, planning permission was granted for a retrospective application for front boundary wall/railings with gates maximum height 2m

Under ref. 96/01726, planning permission was granted for a pitched over existing flat roofed garage. This does not appear to have been implemented.

Under ref. 05/04412, planning permission was granted for a single storey rear extension including enlargement of roof terrace. This does not appear to have been implemented.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, having particular regard to the Area of Special Residential Character designation, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The property has already been substantially extended but remains in keeping in terms of size with the surrounding properties. The existing attached garage to the northern side which currently abuts the side boundary is to be removed and the side extension is proposed in its place. The side extension will have a cat slide roof with the eaves of the roof being at single storey level. Two small side dormers will sit within this new roof. The first floor element will occupy the roof area of the extension and two small side dormers. The single storey side element of the extension will allow a side space from the flank wall to the boundary of 1.15m at the front and 1.8m at the rear, reducing to 0.75m at its narrowest point in the middle of the extension due to a tapering of the boundary. The first floor element will appear set back from the boundary further due to the design of the cat slide roof with the distance to the side dormers from the boundary line being approximately 2.8m. This will therefore increase the appearance of separation between the host property and side boundary. Whilst Policy H9 normally which requires a minimum of 1m side space for the full height and length of the extension, Member's may consider that this additional separation at first floor level adequately reduces any impact of a cramped appearance which policy H9 seeks to protect. Accordingly, the provisions of H9 are satisfied, and the proposal is not significantly harmful to the character of the area or streetscene in general to warrant a refusal. Furthermore the proposed windows in the side dormers in this north elevation are shown to serve a dressing room and an ensuite bathroom. As such to further protect the privacy of the occupiers of the host and neighbouring property, Member's may consider it appropriate to condition these windows to be obscure glazed and non-opening.

The proposed new front porch is modest in size given the size of the host dwelling and the design appropriate to the style of the building. A balcony is shown above which is to be accessed from doors leading from a bedroom on the first floor. Given the location at the front of the property this is not considered to cause any significant overlooking to the neighbouring properties. A new bay window also proposed in the front elevation at ground floor to replace the existing garage door. The existing windows in the front, side and rear elevations are shown to be replaced with the new windows in the proposed extensions to match. These alterations are not considered to impact on the character of the host dwelling or streetscene.

A roof extension is proposed to infill a flat roofed area in the middle of the property. The roof will not project any further than the existing ridge height of the main dwelling and is designed to be in keeping with the existing roof. Three identical

small flat roofed dormers are proposed in the new and existing roof to the front. Having visited the site it can be seen that many of the surrounding properties benefit from front dormers. Three flat roofed dormers of differing size are proposed to the rear, with one of the dormers including a small external balcony. The front and rear dormers are unlikely to cause any additional opportunities for overlooking than those which already exist from the upper windows of the property. Accordingly, Member's may consider that the proposed roof alterations including the dormers are considered acceptable and would cause a detrimental impact to the character of the area or neighbouring properties.

The proposed part one/two storey rear extension is shown to be a minimum of 1m from the southern boundary and will project 3.579m to the rear at this point. The property to the south (Monalee) currently projects further to the rear than the application property and the property does not benefit from any flank windows. No windows are proposed in the flank elevation of the proposed rear extension facing no. Monalee. A first floor balcony is included in this part of the extension which is set into the extension and is shown to be screened to the north and south by the external walls of the extension. As such the proposed extensions are not considered to cause any significant harm to the residential amenities of this adjoining property.

A first and single storey rear extension is proposed for the middle section of the property. This will incorporate a first floor balcony similar to that which currently exists. As is the current rear elevation of the property this section will be stepped in and the first floor balcony screened by the extensions to the north and south. It is further noted that the property is bordered to the rear by Beckenham Cricket Club. To the northern aspect the rear element will be single storey only projecting 3.9m to the rear and wrap around to the side to adjoin the side extension. This part of the extension will have a pitched roof maximum height of 4.8m and eaves height of 2.9m. The extension will be a minimum of 0.9m from the northern side boundary increasing to 1.8m at its deepest point. Within this part of the extension one small ground floor window is shown and one roof light in the northern elevation facing the neighbouring property (The Spinney). The proposed maximum height of this extension is 4.8m, this is due to the steep pitch of the proposed roof with eaves height reducing to 2.9m. Given the single storey nature of this element of the proposal and separation of the extension from the boundary with The Spinney, Member's may consider that the proposal would not cause any significant harm to the amenities of this adjoining property in terms of loss of privacy, light or outlook.

The existing attached garage to the south has been converted into habitable accommodation with a new bay window proposed to replace the garage door. The existing attached garage to the north will be removed to facilitate the side extension. A new garage has been proposed within the extension and there is room for parking within the existing curtilage of the site. As such the proposed is not considered to cause any loss of parking.

Having had regard to the above Member's may consider that the development in the manner proposed is acceptable, in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on the file, 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 | ACI11 | Obscure glaz'g/details of opening (1 in) in the first floor flank |
| | ACI11R | Reason I11 (1 insert) BE1 |
| 4 | ACI17 | No additional windows (2 inserts) flank extensions |
| | ACI17R | I17 reason (1 insert) BE1 |
| 5 | ACI24 | Details of means of screening-balconies |
| | ACI24R | Reason I24R |
| 6 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

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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