

SECTION '2' – Applications meriting special consideration

Application No : 14/01333/FULL6

Ward:
Shortlands

Address : 36 Hayes Way Beckenham BR3 6RL

OS Grid Ref: E: 538494 N: 168444

Applicant : Mr And Mrs S And T Shum

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormer and rooflights, two storey rear extension and new roof over existing side extension and first floor infill extension

Key designations:

Conservation Area: Park Langley

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Open Space Deficiency

Proposal

The proposal is for a roof alterations to incorporate a rear dormer extension and rooflights in association with a loft conversion; a two storey rear extension and a new roof over an existing side extension and first floor infill extension.

Location

The host building is located within the Park Langley Conservation Area. the area is typified detached family homes set within spacious plots.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

APCA - the panel inspected the file and objected on the basis of an overdevelopment of the site and the loss of the hipped roof on the front elevation.

From a Heritage and Urban Design perspective the extensions would be sympathetic to the host building and wider area. No objections area raised subject to a condition requiring materials to match the existing property.

Planning Considerations

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

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

The Councils adopted SPG guidance is also a consideration.

Planning History

The history at the site includes the following applications:

84/00581/FUL - first floor side extension - refused. The reason for this refusal was that the proposal did not comply with the Councils policy (at that time) of requiring a 3ft separation from the flank boundary.

11/03733/FULL - Single storey rear extension and patio - permitted

Other applications of note at adjacent properties include:

No.34 Hayes Way (to the west) was granted consent for a part one/two storey side/rear and first floor rear extension, pitched roof over existing side dormer, conversion of garage into habitable room and elevational alterations under ref. 11/00371/FULL6. This application included a 4.9m rear projection at first floor level and maintained a 1.0m separation from the boundary.

No.38 Hayes Way (to the east) was granted planning consent for a single storey side and two storey rear extension plus front porch under ref. 11/02276/FULL6. This proposal incorporated a 4.0m two storey rearward projection

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 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.

The proposal consists of four elements; replacing the existing flat roof on the front elevation with a hipped roof to match the main roof; replacing the flat roof over the existing ground floor extension at the side; and a two storey rear extension to enlarge the ground floor accommodation and upstairs bedrooms; and a loft conversion incorporating a small rear dormer window in the rear roofslope and associated rooflights on the side roofslopes.

The proposal to amend the roof designs of the existing flat roofs are considered to have an acceptable appearance and would match the design of the main house satisfactorily, without resulting in a harmful impact on neighbouring amenity.

The proposed two storey rear extension would constitute a sizeable addition, however it is noted that both adjacent properties have benefited from two storey rear extensions in the past (see planning history section), and the rear building line of the host property currently sits further forward than both adjacent properties.

The extension would retain a separation from the western boundary (with No.34) of over 3.2m, and no windows are proposed for the side elevations. A 1.0m separation from the eastern boundary is retained in line with the separation that the main house currently has. This is consistent with other extensions in the immediate area, and, as the extension is set to the rear of the property, will not have any harmful impact on the streetscene.

The proposed rear dormer window would be modest in scale and set well within the rear roofslope, without appearing incongruous. The proposed rooflights in the side elevations would allow light into the newly created bedroom in the roofspace, and would not be visible in the streetscene. The proposed dormer window and rooflights is not considered to result in a detrimental impact on neighbouring amenities or the prevailing character of the area.

On balance, the property is considered capable of accommodating the proposed extensions without resulting in a significant loss of amenity to local residents nor any detrimental impact on the character of the area.

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
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACI09
ACI09R | Side space (1 metre) (1 insert) eastern
Reason I09 |
| 4 | ACI13
ACI13R | No windows (2 inserts) flank extension
I13 reason (1 insert) BE1 |

5 ACK01 Compliance with submitted plan
 ACK05R K05 reason

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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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