

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

Application No : 14/01472/FULL6

Ward:
Kelsey And Eden Park

Address : 82 Kenwood Drive Beckenham BR3 6QZ

OS Grid Ref: E: 538339 N: 168663

Applicant : Mr Kevin Harcombe

Objections : NO

Description of Development:

First floor rear extension, conversion of garage to habitable accommodation, pitched roof at single storey to front elevation and elevational alterations

Key designations:

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

Proposal

The application seeks permission for a first floor rear extension, conversion of garage to habitable accommodation, pitched roof at single storey to front elevation and elevational alterations.

The first floor rear extension will project approximately 4.9m to the rear above the existing single storey rear extension. The extension will span the full width of the property retaining a side space of 1.4m to the eastern boundary and 1m to the western boundary. The extension will have a pitched roof which will be hipped at the rear and sides and will have a ridge height and eaves height in line with the main roof of the existing house. New bi-fold doors are also proposed in the existing ground floor rear elevation.

The proposal also includes the conversion of the existing integral garage into a habitable room for use as a study with the existing garage door in the front elevation being replaced by a window. A pitched roof is proposed to the front elevation across the existing ground floor bay window, open porch and garage.

Two new first floor windows are proposed in the existing property, one in the eastern flank elevation and one in the western flank elevation.

Location

The application site is a two storey detached property on the southern side of Kenwood Drive. The surrounding properties are of similar size and varying design.

Comments from Local Residents

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

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

Comments from Consultees

The Council's Highways Engineers have raised no objection.

There were no other external or internal consultations made on this application.

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
T3 Parking

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 relevant planning history at the property is summarised as follows;

Under ref. 86/00218, planning permission was granted for a single storey rear extension.

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 property benefits from a single storey rear extension permitted under ref. 86/00218. It is proposed to extend above this existing extension at first floor level across the full width of the property. The first floor extension will have a projection of approximately 4.9m from the rear of the existing property. Having visited the site it can be seen that the neighbouring property to the west (No. 83) benefits from a two storey rear extension permitted under ref. 02/00539 which extends 3.6m from the original rear building line. A 1m separation is indicated between the flank wall of the proposed extension at No. 82 and the boundary with No. 83. A further separation exists between the boundary and the flank wall of no. 83. There is one ground floor door on the flank wall of the neighbouring property at No. 83 facing No. 82 and no windows are proposed on the flank wall of the rear extension to No. 82. Accordingly, Member's may consider that the proposed first floor rear extension would cause any undue harm to the amenities of this neighbouring property at No. 83.

The neighbouring property to the east (No. 81) benefits from a single storey extension to the rear, although it is noted that this extension is not as deep as the existing single storey extension at No. 82. However, the rear building line of the first floor remains at a similar line to the existing first floor rear building line of the application property. As such the proposed first floor extension will project approximately 4.9m to the rear of the first floor of the neighbouring property at No. 81. A 1.4m side space from the flank boundary of the extension to the side boundary with No. 81 is indicated with a further separation from the boundary to the flank wall of No. 81. There are no windows proposed in the flank wall of the rear extension and no windows on the flank wall of No. 81 facing the application property, as such there is not considered to be any loss of privacy. Whilst there may be a degree of impact to this neighbouring property in terms of light and outlook, Member's may consider that on balance, given the separation between the properties, there would not be any significant harm to the amenities of this neighbouring property as to warrant a refusal.

The two new first floor windows in the east and west flank elevations are indicated to be obscure glazed and will serve bathrooms. Member's may consider it appropriate to condition these windows to also be non-opening below 1.7m to further protect the privacy of both the host dwelling and neighbouring properties.

There is a variety of style of property within the road with some benefiting from a similar forward projecting integral garage. Some of these garage and porch areas have flat roofs while others have pitched roofs. As such the pitched roof proposed to the front elevation across the existing ground floor bay window, open porch and garage may be considered to be a minor alteration to the front façade of the property that would not detrimentally impact on the character of the area or street scene in general. Whilst the additional height may not be considered to cause any significant harm to the amenities of the neighbouring properties.

The proposed elevational alterations to the front which consist of changing the garage door to a window may not be considered to result in an unacceptable material change to the appearance of the property. Furthermore, the proposed size and style of the window is shown to be in keeping to the existing windows within the front elevation of the property. Comments have been received from the

Council's Highways engineers confirming that the loss of a parking space by way of the conversion of the garage, is unlikely to result in a harmful impact upon on-street parking levels due to there being sufficient space to park within the curtilage of the property.

Having had regard to the above Member's may consider that on balance, 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 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 4 Before the development hereby permitted is first occupied, the proposed window(s) in the first floor eastern and western flank elevations shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 5 ACI17 No additional windows (2 inserts) eastern and western flank extension
 ACI17R I17 reason (1 insert) BE1
- 6 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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