

SECTION '2' – Applications meriting special consideration

Application No : 14/01754/FULL6

Ward:
Kelsey And Eden Park

Address : 171 Croydon Road Beckenham BR3
3QH

OS Grid Ref: E: 536441 N: 168570

Applicant : Ms Nina Terry

Objections : YES

Description of Development:

Single storey side/rear extension and conversion of garage to habitable accommodation

Key designations:

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

Proposal

The application proposes a single storey side/rear extension to create enlarged ground floor living accommodation, incorporating an extension to the existing detached garage to create a new utility room, shower room and garden room.

From the submitted plans the proposal would, in effect, add an additional 1.0m of depth to the existing ground floor extension at the southern boundary with No.169 (total depth of 3.0m) with a new flat roofed addition at a height of 2.9m. To the north, the plans indicate a proposal to incorporate the existing detached garage into the extension to create the utility room, shower room and new garden room with bi-fold patio doors into the garden.

A series of rooflights are proposed, with patio doors in the rear elevation and a new door in the side extension allowing access from the shared driveway.

Members should note that a separate application for a similar proposal at No.173 Croydon Road has been submitted to the Council (ref. 14/01755) and will be considered on the same agenda. Members should also note that building work at No.171 has already commenced.

Location

The area is typified by pairs of semi-detached house with recessed garages set behind the properties along shared driveways. The wider area is predominantly residential in nature.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received.

Concerns were raised from the occupants of No.169 Croydon Road as follows:

- extending the existing 2.0m extension to 3.0 contravenes our right to light
- building works is already underway
- the linking of the two houses (171 and 173) with the proposed extension will create a terrace rather than semi-detached houses
- the extension will change the character of the road
- the proposal could cause an issue for emergency services in the event of fire

A representation was received from the occupants of No.173 Croydon Road expressing full support for the application.

Comments from Consultees

Technical Highways comments were received which raised no objection to the loss of the garage.

From an Environmental Health perspective, no objection is raised.

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

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

Planning History

Following changes to Class A of the General Permitted Development Order in respect of larger home extensions, an application to the Council for a determination in respect of whether Prior Approval was required for a proposed rear extension was refused under ref. 13/02289/HHPA. The extension proposed as part of this application was 4.75m deep, with a maximum height of 3.5m and eaves at a height of 2.45m.

A further Householder Prior Approval application for a rear extension 3.8m deep, with a maximum height of 3.1m and eaves at a height of 2.45m was also refused under ref. 14/01106/HHPA.

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 proposed rear extensions to incorporate the existing garage into habitable ground floor accommodation would result in an extensive addition, measuring some 9.4m along the northern boundary with No.173. This is a substantial addition and the impact on the amenities of neighbours would need to be taken into account. In this particular instance Members may feel that there are particular circumstances to allow an extension of such depth.

Much of the built form proposed at the northern boundary already exists in the form of the existing garage, and the resulting extension would maintain the same height, extending forwards around 3.0m in to the shared driveway with No.173. An application to do the same at No.173 has been submitted by the occupants of the neighbouring property, and the resulting extension would therefore have limited impact on the amenities of those occupants. The resulting development is not considered to have a harmful impact on the streetscene, being set well back from the principal elevation.

The proposal would add around 1.0m of additional depth at the southern boundary with No.169, and concerns have been raised from the neighbours at the side in respect of the impact of this development on light to the rear of the property.

The resulting extension would be 3.0m deep, at a height of 2.9m (for the proposed additional flat roofed area). The overall scale of the single storey extension proposed at that side is not considered to be excessive, with the overall height considered to be within generally acceptable parameters. Given the orientation of No.169 to the south of the extension, the increase in depth would not result in a materially significant impact on the amenities of that property with regard to daylight, or an unacceptable impact on outlook or sense of enclosure.

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, it was considered that the proposed extension 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. Members may feel that the proposal would not result in adverse effect on the living conditions of neighbours, and would therefore be in accordance with the relevant policies of the UDP.

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 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI07 Restrict to members of household (1 in) at 171 Croydon
 Road, Beckenham
 ACI07R Reason I07
- 4 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 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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