

SECTION '2' – Applications meriting special consideration

Application No : 14/01657/FULL1

Ward:
Penge And Cator

Address : 51 High Street Penge London SE20 7HW

OS Grid Ref: E: 535166 N: 170498

Applicant : Mr Mayur Vashee

Objections : NO

Description of Development:

First, second, and third floor rear extension and change of second floor to 1 two bedroom flat with internal alterations.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads

Proposal

Permission is sought for rear extensions at first, second, and third floor level to extend the existing flats. The second floor flat will gain an additional bedroom and become a two bedroom flat, the remainder will stay as single bedroom units.

The application seeks to extend the first floor by 1.5m, the second floor by 6.6m and the third floor by 1m. There would be an increase in height at ground floor level to a flat roof with a total height of between 4.1m and 4.6m, a 0.6m increase.

Location

The application site lies on the northern side of High Street and encompasses a mid-terrace property that has been divided to form a commercial unit and residential flats. The surrounding area is similar in character with the ground floor units of the High Street being in commercial use and the upper floors of properties being used as residential. The site does not fall within the boundaries of any designated conservation area.

Comments from Local Residents

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

Comments from Consultees

Environmental Health (Housing) have raised no objection.

Highways have raised no objection.

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
T3 Parking

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

The above policies are considered consistent with the objectives and principles of the NPPF.

Planning History

Most recently application ref. 13/01263 granted permission for a first floor rear extension and alterations to the existing rear extension.

90/00422/FUL - Change of use of part of ground floor to office. Single storey and first, second and third floor rear extension and conversion of part ground and upper floors to 4 flats, application approved.

99/01093/FULL1 - Installation of new windows to front and rear elevations of first and second floors of No 51A High Street SE20, application approved.

At No. 47 permission was granted for a change of use from two to four flats and a part one, two, three 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.

A site visit showed that various ground floor developments along the rear of the terrace have occurred, including a full length rear extension at a neighbouring property. Most properties along the terrace appear to have ground floor extensions. The subject site appears to not be the only property that has been extended at first floor level by extending the rear projection further outwards in depth.

There are a variety of extensions in the area and no one uniform character has been established, it is noted that a similar development to this proposal has been granted planning permission at No.47 in 2013. The subject property has already been subject to various extensions and is not of the original character that it would have been built as and it is noted that it is the only property that has a three storey rear extension.

The first floor extension of 1.5m has been accepted in principal. The second floor extension would represent a significant addition to the rear of the building and would extend the full length above the extended first floor. At third floor level a further, albeit smaller, addition would be added representing a further increase in the bulk of the rear of the building.

It is considered that the amount of development proposed to the rear of the building would not be excessive and would not result in a detrimental impact upon the character of the area, these row of terraced properties or upon the visual amenities of the occupants of the neighbouring properties. The proposed units are considered to be of an adequate standard and would not be detrimental to the amenities of the intended future occupants.

Having had regard to the above it was considered 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 files refs 14/01657 and 13/01263 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

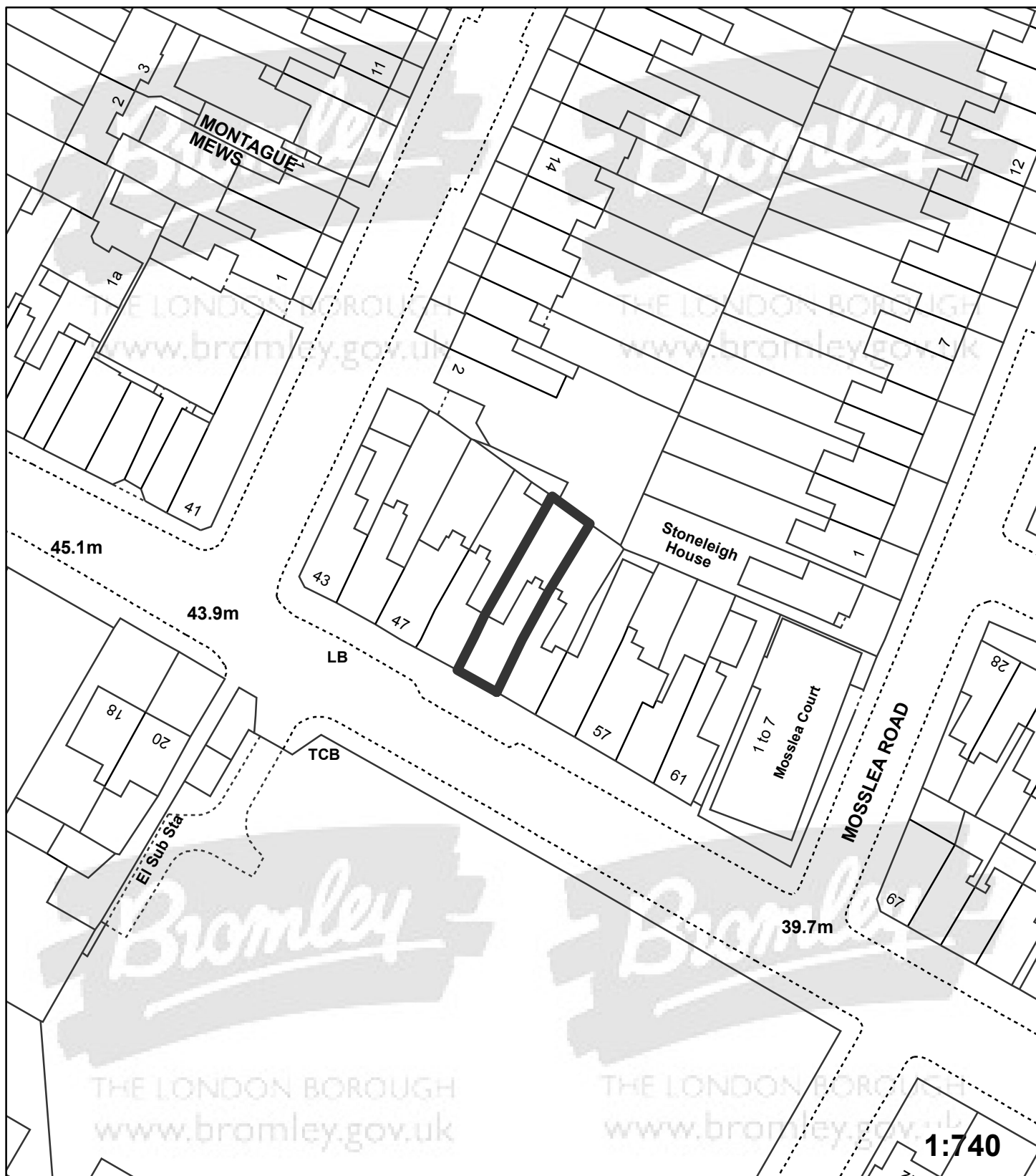
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACK01
ACK05R | Compliance with submitted plan
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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