

SECTION '2' – Applications meriting special consideration

Application No : 14/02455/FULL1

Ward:
Penge And Cator

Address : 181 Kent House Road Beckenham BR3
1JZ

OS Grid Ref: E: 536230 N: 170819

Applicant : Ms C McKenzie

Objections : NO

Description of Development:

Conversion of existing dwelling into 2x two bedroom flats and 1x one bedroom flat, plus elevational alterations.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Metropolitan Open Land
Open Space Deficiency

Proposal

This proposal seeks permission for the conversion of an existing dwelling into 2 two bedroom flats and 1 one bedroom flat, plus elevational alterations.

Location

This property is a semi-detached house located to the western side of Kent House Road. The property appears to be an extended 5 bedroom house. The property has been substantially extended to the rear.

Comments from Local Residents

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

Comments from Consultees

From a Highways point of view the development will result in loss of one parking space by conversion of the garage to a habitable accommodation. However two to three cars can be accommodated within the site's curtilage. The existing house would have generated 2 car parking demand; the development may generate more than 2 parking demand but the size of the unit (one bed flat) is likely to be attractive to non-car owners. Therefore I am of the opinion that the development would not have an adverse impact on the parking demand within the local road network.

The applicant should be encouraged to consider providing 1 secure cycle parking space per unit.

Any comments from an Environmental Health (Housing) point of view will be reported verbally.

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
H11 Residential Conversions

Planning History

There is a recent application for hip to gable extension, rear dormer and front rooflights CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

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.

In terms of the proposed conversion it would appear that Kent House Road predominantly comprises single dwelling houses, with only a few exceptions. The proposed conversion would be over intensive and out of character with the general character of the area and would represent an undesirable precedent for similar proposals in the future.

RECOMMENDATION: PERMISSION BE REFUSED

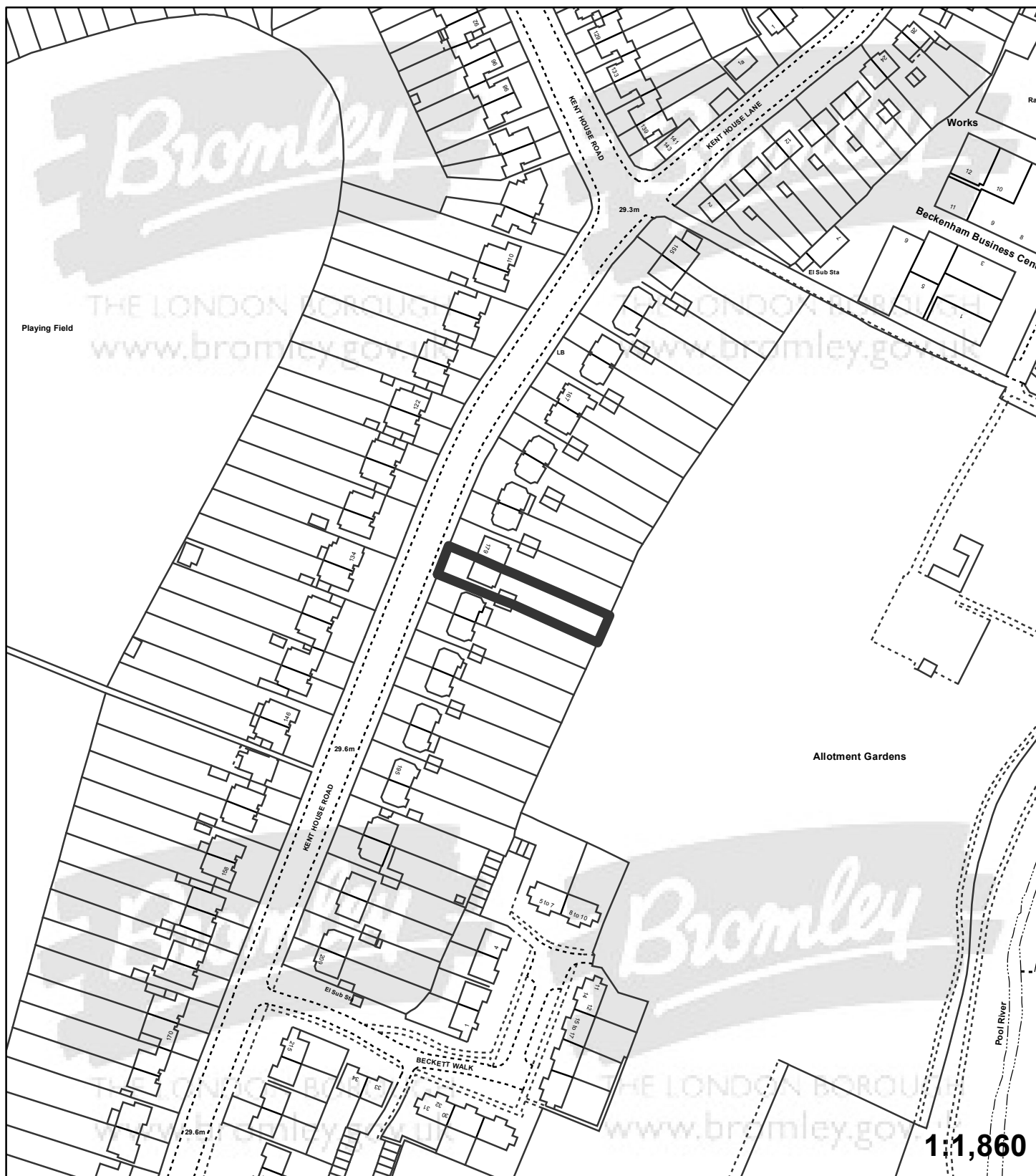
The reasons for refusal are:

- 1 The proposed conversion into 3 flats would be over intensive, out of character with the surrounding area, and would set an undesirable pattern for similar conversions and increase in residential density in the locality, contrary to Policy H11 of the Unitary Development Plan.

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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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