

SECTION '2' – Applications meriting special consideration

Application No : 14/03712/FULL6

Ward:
Shortlands

Address : 65 Wickham Way Beckenham BR3 3AH

OS Grid Ref: E: 538307 N: 167992

Applicant : Mr & Mrs Bennett

Objections : YES

Description of Development:

Part one/two storey side/rear extension and elevational alterations

Key designations:

Conservation Area: Park Langley
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding
Local Distributor Roads
Open Space Deficiency

Proposal

On the ground floor the extension to the front, side and rear will incorporate a family and games room and an enlarged kitchen and breakfast area. On the first floor three additional bedrooms are proposed along with one en-suite bathroom.

Location

The application site is a detached two storey dwelling located on the eastern side of Wickham Way, Beckenham.

Consultations

The Advisory Panel for Conservation Areas (APCA) - Object. The proposal would seriously detract from the integrity of the original design which is very pleasing. The proposal is of a poor design, excessive bulk and poor volumetric design, contrary to Policies BE1, BE11, H9 and SPG 3.24.

From a Conservation point of view, it is considered that the previous design appeared to be more subservient but this scheme is a neater design and by increasing the side space to approximately 4m, I feel the applicants have addressed concerns about harm to spatial standards.

Planning Considerations

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions

The Supplementary Planning Guidance for the Park Langley Conservation Area states:

Landscape Character (para 3.3)

“The Council will pay special attention to the landscape and spatial characteristics of the area and ensure that the green and spacious aspect of the estate is not eroded. It will achieve this objective through the development control process, where proposals that would bring about a reduction in the spatial standards of the area, most particularly an erosion of existing side space between dwellings, would normally be resisted. Where appropriate a grant of planning permission will be made subject to landscape condition, ensuring that important spatial and landscape characteristics of the area, in particular, the well-planted gardens, are preserved or, wherever possible, enhanced.

New Development (para 3.4)]

The Council will expect all proposals for new development to conform with the character of that section of the conservation area surrounding the proposal site and with the general character of the area, especially in regard to the scale and height of the construction, location with a plot (where material), design and materials used. It is hoped that all improvement works will take account of the character of the buildings and alter them as little as possible”.

Planning History

Under planning application ref. 14/01796, a similar application to the one currently submitted was refused planning permission in September 2014 for the following reason:

“The proposed side/rear extension, by reason of its excessive bulk and scale will result in a serious reduction in spatial standards of the area, thereby contrary to para 3.3-3.4 of the Park Langley Conservation Area SPG and policies H8, BE1 and BE11 of the UDP.”

Conclusions

The main issues relating to the application are the effect that the proposed extension would have on the character and appearance of the Park Langley Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Following the previously refused application the applicant has revised the scale and form of the proposed extensions. This application has been reduced in scale and the side addition of the extension on the western elevation has been moved further away from the boundary with No.67 by 4m. The alterations have increased the side space to approximately 4m to address issues concerning spatial standards. In contrast APCA have objected to the design considering the design poor and excessively bulk and of poor volumetric design.

The existing property will be extended to the side, which to the front elevation presents a two storey addition mirroring the existing hipped roof arrangement. To the rear and largely out of view the articulated section mirrors the roof's proportions but is extended over a smaller area than that proposed under the previous application. The existing L-shaped property will be squared off, using the existing garden to extend the property, mainly to the side and rear.

Wickham Way is characterised by generous proportioned houses of a wide variety of styles and ages. There is open space around some individual plots and houses and some have subordinate garages and outbuildings which also contribute to the spacious, open character. The proposed development has been reduced in scale and bulk than the previously refused scheme and is in keeping with the original house and adheres to the spatial standards of this part of the Park Langley Conservation Area.

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 this proposal.

Having had regard to the above it is considered that the development in the manner proposed is considered acceptable in that it would not result in harm to the spatial standards of the Park Langley Conservation Area.

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/03712 and 14/01796 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 | ACI12
ACI12R | Obscure glazing (1 insert) on the side elevation (west) first floor
I12 reason (1 insert) BE1 |
| 4 | ACK01
ACC01R | Compliance with submitted plan
Reason C01 |

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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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