

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

Application No : 14/03540/FULL6

Ward:
**Bromley Common And
Keston**

Address : 51 Lakes Road Keston BR2 6BN

OS Grid Ref: E: 541515 N: 164497

Applicant : Mr And Mrs Mace

Objections : NO

Description of Development:

First floor front extension, part two storey/first floor front/side extension, single storey rear extension, alterations to roof and replacement porch canopy

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London Loop

Proposal

The application seeks permission for a first floor front extension, part two storey/first floor front/side extension, single storey rear extension, alterations to roof and replacement porch canopy.

The first floor front extension will sit above an existing ground floor front extension to the western side of the property and will project 2.29m in depth. It will be set in from the flank wall of the main house and retain a distance of 1.3m to the side boundary with No. 49. The first floor front extension will have a pitched roof which will extend to the height of the main roof and adjoin the new roof for the part two storey/first floor front/side extension. The part two storey/first floor front/side extension will be located to the eastern side of the property and will infill an area at ground floor, 1.51m in length and 2.655m in width. The first floor element of the extension will extend above this and the existing single storey element for a length of 6.015m. The extension will project at two storey level in line with the existing main front and side building lines of the property, and will retain a distance of 1m to the side boundary with No. 53.

The single storey rear extension will project in line with the existing flank wall to the west of the property for a depth of 3.5m and a width of 4.4m. A distance of 0.9m will be retained to the western side boundary and approximately 5.4m to the

eastern side boundary. The extension will have a flat roof approximately 3.2m in height with a roof light projecting another 0.7m above the flat roof, when scaled from the submitted drawing.

The proposal also includes a new pitched roof front porch canopy above the main entrance door.

Location

The application site is a two storey detached property on the northern side of Lakes Road, Keston. The property lies to the end of the road, close to where Lakes Road leads round onto Keston Avenue. This section of the road consists of a mainly detached properties, whilst the remainder of the road is predominantly terraced.

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

There were no 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
H9 Side Space

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

Under ref. 97/00234, planning permission was granted for a single storey front extension. A further permission, under ref. 05/00601 was granted for 1.1m high railings on the flat roof of the single storey front extension.

Under ref. 03/01740, planning permission was granted for a first floor front extension and pitched roof over existing single storey side 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 proposed first floor front extension, will sit above a previous single storey front extension granted under ref. 97/00234. It is also noted that permission was granted under ref. 03/01740 for a first floor front extension and pitched roof over existing single storey side extension. Accordingly, the property has already been previously extended forward of its original building line. The existing property has a stepped front building line, due to these previous extensions. As such the proposed first floor front extension and part two storey/first floor front/side extension will create a uniform front building line across the property. Furthermore, the proposed extension which has a pitched roof at a similar angle to the existing main roof of the property, will extend across the whole property and above the proposed part two storey/first floor front/side extension. Members may consider that this will create a more cohesive appearance to the host dwelling than currently exists, whilst remaining in keeping with the general design of the original dwelling.

It would appear that there is no specifically established front building line for this section of the road, with the existing front extensions at the host dwelling sitting further forward than No. 49, but at a similar line to No. 51A. Therefore, whilst the first floor front extension will project further forward than the neighbouring property to the west (No. 49), Members may consider that the modest depth of the extension and the separation to the boundary of approximately 1.3m is considered to adequately safeguard the amenities of this neighbouring property in terms of light and outlook.

The existing single storey front extension is set in from the western flank wall of the main property. As such the proposed first floor extension will also be set in and will retain a side space to the western boundary of approximately 1.3m. However, the main western flank wall of the property benefits from an existing side space of only 0.9m and as such the proposed first floor front extension would not fully comply with policy H9, which requires a minimum of 1m side space for the full height and length of that flank wall. The principle objective of policy H9 is to prevent cramped development and to safeguard the amenities of the neighbouring properties. In this instance, given the separation of the extension to the side boundary and the overall visual appearance, Members may consider that there would not be any detrimental impact to the streetscene or the neighbouring property, and as such the objectives of H9 have been adequately achieved.

The part two storey/first floor front/side extension will be constructed to the east side of the property. It will project in line with the front of the existing front extensions and will not project any further to the side than the existing single storey side extension. The property to the east (No. 51A) sits further forward than the host dwelling and as such the extension will not project forward of the front building line

of this neighbouring property. The extension will project 6.015m in length and will have a pitched roof set below the main ridge height of the existing roof. A 1m side space is indicated between the flank wall of the extension and the eastern side boundary, and as such this element of the extension is considered to be compliant with policy H9. Additionally, there are no windows proposed in the flank wall of the extension. As such, Member's may consider that the proposed part two storey/first floor front/side extension will not cause any significant impact to the amenities of the neighbouring property at No. 51A, nor will it harm the visual appearance of the host dwelling or streetscene in general.

The single storey rear element of the proposal will extend to the rear of the property by 3.5m.. It will have a flat roof to a height of approximately 3.2m, with a rooflight to a maximum height of 3.9m. The extension will be 0.9m from the western side boundary with No. 49 and approximately 5.4m from the eastern side boundary with No. 51A. There are no windows or doors proposed in the western flank wall. A set of patio doors are proposed in the eastern flank wall which will face into the rear garden of the host dwelling. Given the height and depth of the proposed extension and the separation to the neighbouring properties, Member's may consider that the proposed rear extension would be unlikely to give rise to a significant impact to the neighbouring properties.

The proposed new front porch canopy will replace an existing wooden canopy. It will have a pitched roof and will project approximately 0.6m from the front wall of the property above the main entrance door only.

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 host dwelling or area in general.

Background papers referred to during production of this report comprise all correspondence set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

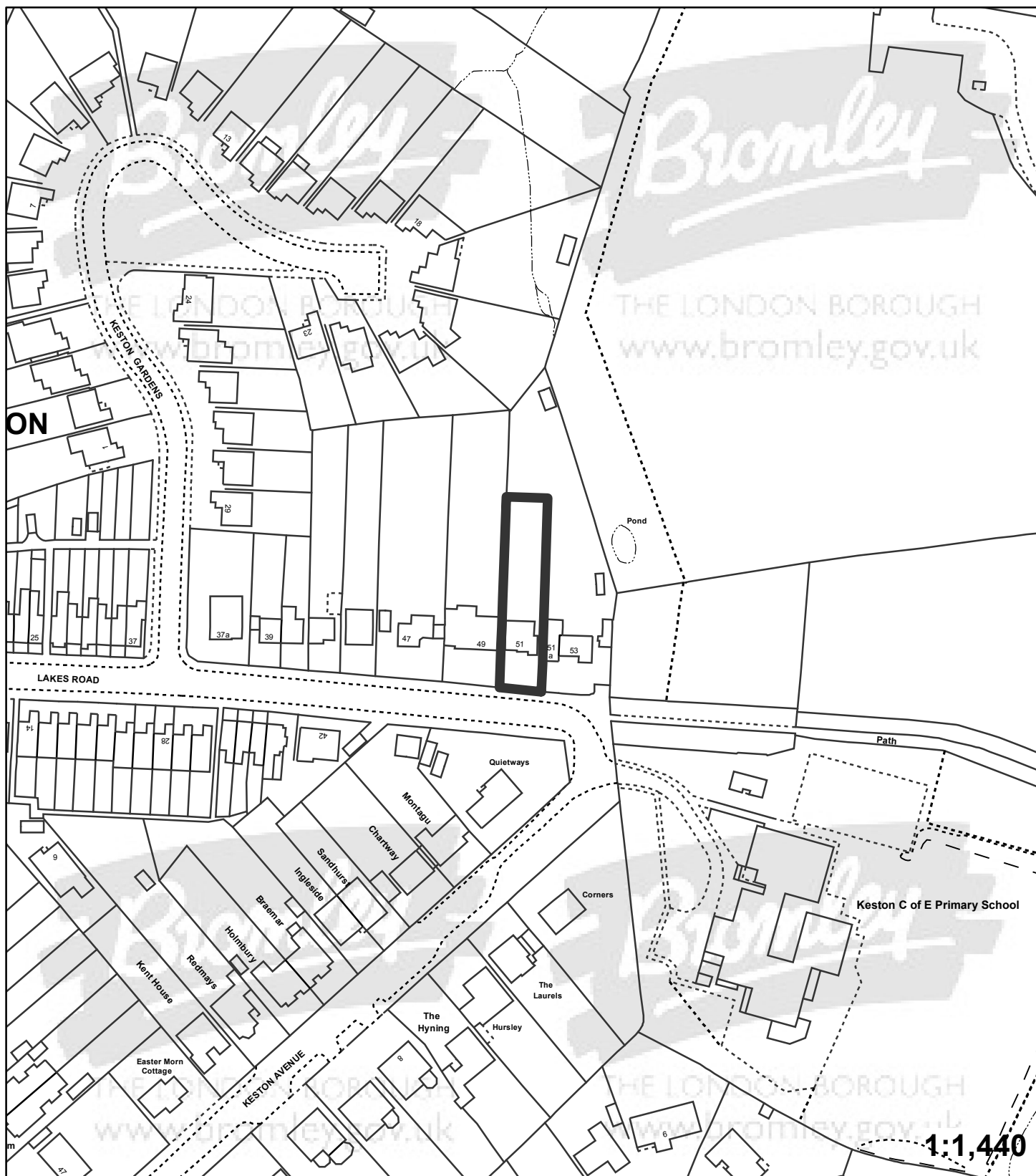
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACI09
ACI09R | Side space (1 metre) (1 insert) eastern
Reason I09 |
| 4 | ACI13
ACI13R | No windows (2 inserts) flank extensions
I13 reason (1 insert) BE1 |
| 5 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

Application:14/03540/FULL6

Address: 51 Lakes Road Keston BR2 6BN

Proposal: First floor front extension, part two storey/first floor front/side extension, single storey rear extension, alterations to roof and replacement porch canopy



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.