

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

**Application No :** 14/04526/FULL6

**Ward:**  
Kelsey And Eden Park

**Address :** 50 Stone Park Avenue Beckenham BR3  
3LX

**OS Grid Ref:** E: 537345 N: 168324

**Applicant :** Mr Donald Hall

**Objections :** NO

**Description of Development:**

First floor side extension

Key designations:

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

**Proposal**

The application seeks permission for a first floor side extension.

The extension would measure 2.2 metres in width by 5.9 metres in depth with a hipped roof with a maximum height of 8.5 metres.

**Location**

The site is located on the northern side of Stone Park Avenue.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application, however no representation letters have been received.

**Comments from Consultees**

None relevant.

**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

SPG1 General Design Principles  
SPG2 Residential Design Guidance

### **Planning History**

01/01988/FULL1 - Single storey front, side and rear extensions. Conditional permission. Implemented.

### **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.

The proposed extension would be adjoining an existing ground floor element, which is built up to the side boundary of the site, however the proposed first floor element would be set in 1 metre from the boundary. Given that the existing part of the two storey flank wall would be sited within 1 metre of the boundary, the proposal does not fully accord with the requirements of UDP Policy H9. However, to the south western side, the site borders an open access track, and there is significant vegetation to the boundary. In addition, the extension has been designed with a hipped roof to match the existing dwelling, and is set back from the front elevation, such that it integrates satisfactorily in terms of scale and design. Given the relationship with the open land to the south west and the scale of the extension, it is considered that, in this instance, there would be no demonstrable harm to the character and appearance of the area.

With regard to the impact of the proposal on the amenities of the neighbouring properties, the neighbouring property to the west at No. 54 has a side dormer window facing the site, however given the distance between the properties and the size of the extension, there would be no adverse impact on the amenities of this property.

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. Accordingly, the proposal would not conflict with UDP Policies H8, H9 and BE1

which aim to ensure that new development maintains a high standard of design and layout and respects the character and appearance of the local area including open space and gaps between buildings.

Background papers referred to during production of this report comprise all correspondence on the file ref. 01/01988 set out in the Planning History section above, excluding exempt information.

**RECOMMENDATION: PERMISSION**

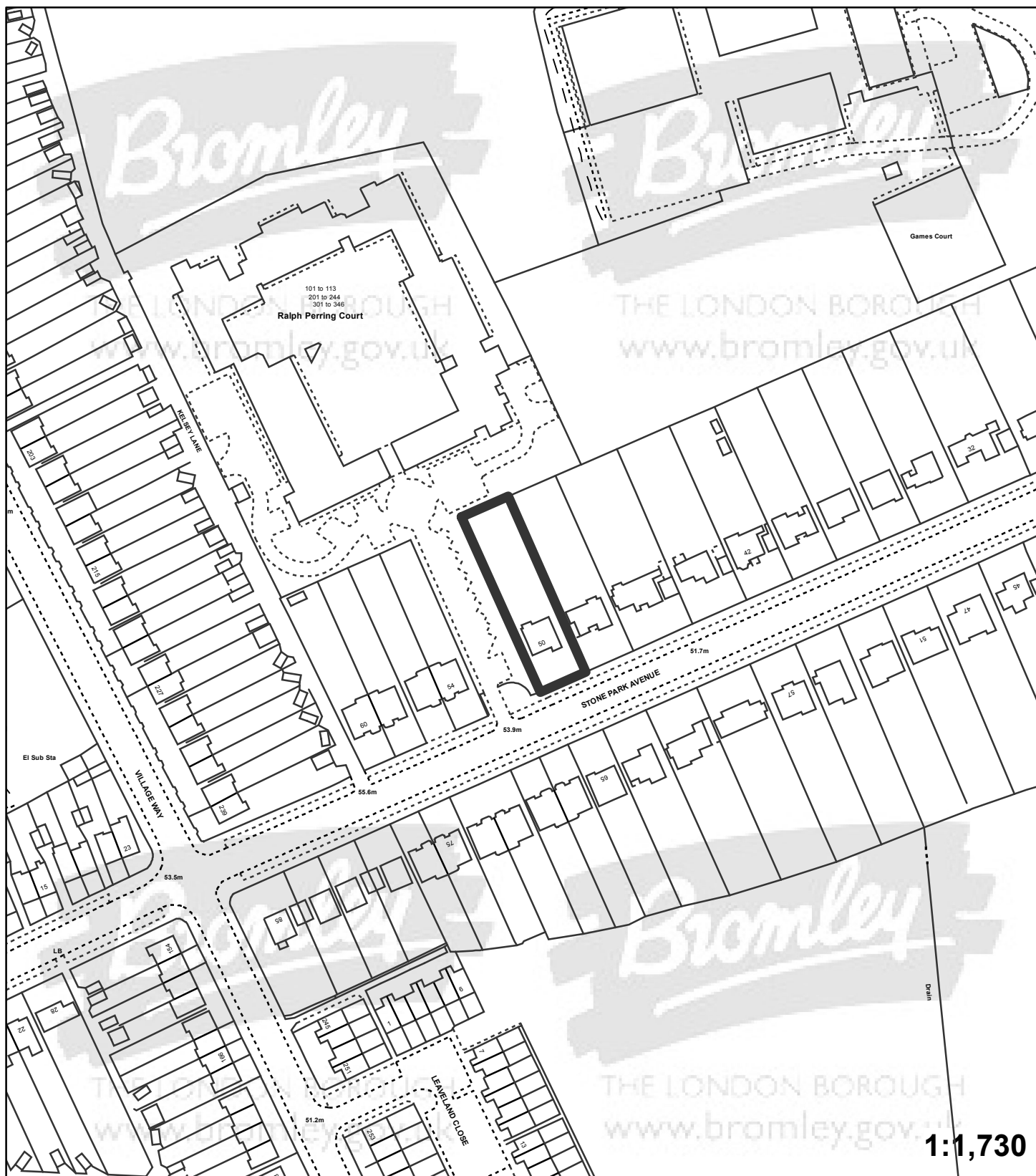
Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC04  | Matching materials                       |
|   | ACC04R | Reason C04                               |
| 3 | ACK01  | Compliance with submitted plan           |
|   | ACC01R | 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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