

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

Application No : 14/04753/FULL6

Ward:
West Wickham

Address : 42 Barnfield Wood Road Beckenham
BR3 6SU

OS Grid Ref: E: 538991 N: 167623

Applicant : Mrs Elaine Downe

Objections : NO

Description of Development:

First floor side and single storey rear extensions

Key designations:

Area of Special Residential Character
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

Planning permission is sought for first floor side and single storey rear extensions

This comprises a first floor side extension that will build above the existing single storey side extension located to the immediate rear of an existing two storey side extension that sits flush to the front elevation and faces to the streetscene. The flank wall of the first floor extension located behind the existing extension will be approximately 938mm from the side boundary and will involve an area of the building 5.7m away from the front elevation of the building.

An extended hipped roof is also proposed over the first floor side extension and will connect to the existing extended roof structure involving a small increase in the main ridge height.

To the rear a single storey extension is proposed at 3.6m depth across the full width of the building.

Location

The site is located on the north side of Barnfield Wood Road and comprises a two storey detached dwellinghouse. The site is within the Park Langley Area of Special Residential Character.

Comments from Local Residents

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

Comments from Consultees

No internal consultees were required to be consulted.

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
- H10 Areas of Special Residential Character

- SPG No.1 - General Design Principles
- SPG No.2 - Residential Design Guidance

Planning History

90/02053: Two storey side extension and front porch. Approved 1/11/1990

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.

Policy BE1 of the UDP requires new buildings to complement the scale, form, layout and materials of adjacent buildings and areas, and seeks to protect the amenities of neighbouring properties.

Policy H8 of the UDP requires residential extensions to blend with the style and materials of the host dwelling, and ensure that spaces or gaps between buildings are respected where these contribute to the character of the area.

Policy H9 of the UDP requires applications for new residential development, including extensions to retain, for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site for the full height and length of the flank wall of the building or where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space.

Policy H10 of the UDP requires applications for development in the Areas of Special Residential Character to respect and complement the established and individual qualities of the individual areas.

With regard to the rear extension, the design of the extension is considered to be in keeping with the character of the existing building. The rear extension is not visible from the public streetscene and is entirely contained to the rear. The extension is relatively modest in terms of depth at 3.6m adjoining the rear elevation. This is within the limits generally considered to be acceptable for extensions of this nature in this location. Therefore the main effect will be on the character of the original building. As such, a high quality addition is acceptable in principle. The incorporation of matching materials and the high quality contemporary design approach are considered an acceptable addition in keeping and complimentary to the original architectural style of the building.

The design of the rear located first floor extension is considered to be in keeping with the character of the existing building incorporating a hipped roof at the same pitch as the main dwelling. In terms of side space it is noted that the first floor extension comes slightly closer to the side boundary than 1m. However, this is only marginally below, at a distance of 938mm to the side boundary. This is due to the reason that the proposed flank wall builds up from the existing ground floor flank wall and also extends rearward from the existing first floor side extension constructed in the early 1990's and follows this position to create a full height flank wall at no closer than 938mm at its narrowest point.

It is noted that in this part of Barnfield Wood Road there are a number of properties that have separation distances to the boundaries at marginally less than 1m. Similarly the increase in the roof ridge height is commensurate with the height of roofs in adjacent property along the road and also remains subservient to the dwellinghouse.

Therefore, on balance it is considered that the building up of the small rearward first floor side area and roof alterations are not considered to detrimentally effect the spatial characteristics of properties in the locality. As such the proposal does not represent a cramped appearance and does not result in terracing and therefore maintains the spatial standards and level of visual amenity of the streetscene in this case.

In terms of neighbouring residential amenity it is considered that there would be no significant impact on the privacy and amenity of adjoining occupiers in terms of loss of light and outlook, siting and position of the enlarged mass of the first floor extension in this situation or the rear extension due to the reasonable separation distances to adjoining property and buildings.

Summary

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 file ref(s) set out in the Planning History section above, excluding exempt information.

As amended by documents received on 12.2.2015

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
 ACK05R K05 reason
- 4 ACI13 No windows (2 inserts) south-east facing flank first
 floor side extension
- ACI13R I13 reason (1 insert) BE1, H8 and H9
- 5 ACI14 No balcony (1 insert) the single storey rear extension
 ACI14R I14 reason (1 insert) BE1 and H8

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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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