

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

Application No : 14/03898/FULL1

Ward:
West Wickham

Address : 128 Barnfield Wood Road Beckenham
BR3 6SX

OS Grid Ref: E: 538605 N: 167310

Applicant : Mr Brian Smith

Objections : NO

Description of Development:

Single storey front extension and porch, single storey rear extension, first floor side extension and roof alterations.

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
Local Distributor Roads
Open Space Deficiency

Background

Members will recall that a report was presented to Planning Sub Committee 2 on 5th February 2015. The Committee resolved to defer the application without prejudice to seek compliance with Policy H9 to ensure a 1m side space between the flank wall of the extension and the side boundary.

The applicants have carefully considered the reasons for deferral and have asked that the matter is referred back to Committee Members without amendments for further consideration given the minor shortfall in side space compliance.

On the basis that the previous recommendation was for permission the scheme is now similarly recommended for permission.

The previous report is repeated below for clarity.

Proposal

Planning permission is sought for a single storey front extension and porch, single storey rear extension, first floor side extension and roof alterations.

The single storey rear extension will project 2m depth and 8.4m width and traverse across two thirds of the width of the rear elevation. A separation gap of 840mm to No.126 and over 5m to No. 130 is maintained to each boundary. A small flat roof is indicated. Sliding patio style doors are shown to the rear elevation.

A first floor side extension will build above the existing side projection currently with a cat slide roof adjacent to No. 126. The flank wall of the first floor extension will be approximately 890mm from the side boundary tapering to 840mm at the rear.

A new hipped roof is also proposed over the first floor side extension and part main property involving a small increase in the main ridge height and the infilling of flat roof area to the rear to create a habitable loft space with roof lights to provide light ingress.

To the front an open covered porch is proposed to reposition the front entrance door in a contemporary design incorporating a front extension to the garage at 1.2m depth.

Materials are indicated to match the existing in render and a tiled roofing finish.

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

99/00488/FULL1 First floor rear extension and pitched roofs over existing flat roofs at rear. Approved 28.04.1999

03/01202/FULL6: Two storey rear extension. Approved 22.05.2003

03/04355/FULL6: Two storey and single storey rear extensions. Approved 21.01.2004

06/02763/FULL6: Part one/two storey rear extension and elevational alterations to front. Approved 13.09.2006.

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 front and rear extensions, the design of each 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 with the front extension clearly visible in this regard. Both extensions are relatively modest in terms of depth at 2.6m adjoining the rear elevation and 1.2m to the front elevation respectively. 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. In both cases, 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 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 closer to the side boundary than 1m. This is due to the reason that the wall builds up from the existing ground floor flank wall and follows this position to create a full height flank wall at no closer than 840mm 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. (Members are referred to an aerial photograph on file in this regard). Similarly the increase in the roof ridge height is commensurate with the height of roofs in adjacent property along the road. Therefore, on balance it is considered that the building up of the 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 and front extensions 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 14.01.2015

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 | ACK01 | Compliance with submitted plan |

4	ACK05R	K05 reason		
	ACI13	No windows (2 inserts)	east facing flank	first floor side
	extension			
	ACI13R	I13 reason (1 insert)	BE1, H8 and H9	

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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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