

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

Application No : 15/00525/FULL6

Ward:
Shortlands

Address : 12 Styles Way Beckenham BR3 3AJ

OS Grid Ref: E: 538408 N: 168053

Applicant : Mr & Mrs Paul Antoniou

Objections : NO

Description of Development:

Part one/two storey front/side and rear extensions incorporating rear projecting balcony with glass balustrade and single storey rear extension

Key designations:

Conservation Area: Park Langley
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 21
Smoke Control SCA 9

Proposal

The application seeks permission for a part one/two storey front/side and rear extensions incorporating rear projecting balcony with glass balustrade and single storey rear extension.

The part one/two storey front/side and rear extensions will be located to the east of the property. The ground floor element will replace an existing single storey garage and wc. The extension will project 8.5m to the side and retain a gap to the eastern side boundary of a minimum of 1m at the front increasing to 2m at the rear due to the tapering of the boundary. The ground floor element will wrap around the front of the property to extend in line with the existing bay window, and will not project any further to the rear than the rear main building line. The extension includes a front gable design to match the existing property, with the hipped roof of the main part of the extension being set lower than the main roof of the existing dwelling. At the rear of the first floor part of the extension a rear projecting balcony with glass balustrade is also proposed. One first floor window and two ground floor windows and a door are proposed in the eastern flank elevation of the extension.

The single storey rear extension will extend to the rear in line with the existing western side elevation and project 5m in depth with a width of 4.96m. A side space

of 1.95m will be retained to the western side boundary shared with no. 10. It will have a pitched roof to a maximum height of approximately 3.6m, when scaled from the submitted drawings, with roof lights running down the centre of the pitch. An existing conservatory is to be removed to facilitate the proposed single storey rear extension.

Location

The application site is a two storey detached property on the southern side of Styles Way, Beckenham. The property is located within the Park Langley Conservation Area.

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

The Council's Highways Engineers have raised no objection.

The Advisory Panel for Conservation Areas (APCA) have submitted objections stating:

'The proposal is an overdevelopment with excessive loss of side space and of a design highly detrimental to that of the host building and not sufficiently subordinate.'

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
BE11 Conservation Areas
H8 Residential Extensions
H9 Side Space
T3 Parking

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance
Supplementary Planning Guidance Park Langley Conservation Area

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

The property has been the subject of various planning applications for part one/two storey side extensions under ref. 89/00856, 94/01092, 99/01337 and 04/01776. Most recently under ref. 09/01102, planning permission was granted for a part one/two storey side extension. An extension of time limit was permitted under ref. 12/01094 for the implementation of permission ref. 09/01102. These previous extensions have not been implemented.

A more recent application for a 'Part one/two storey front/side and rear extensions incorporating rear projecting balcony with glass balustrade and single storey rear extension' was refused under ref. 14/01802 for the following reasons:

1. 'The proposal, by way of its scale and design, would be an over dominant addition to the host dwelling, which would be detrimental to the existing spatial standards of the Park Langley Conservation Area and harmful to the wider street scene in general, thereby contrary to Policies H8 and BE1 of the Unitary Development Plan.
2. The proposal does not comply with the Council's requirement for adequate side space to be maintained to the flank boundary in respect of a two-storey development in the absence of which the extension would constitute a cramped form of development, conducive to a retrograde lowering of the spatial standards of the Park Langley Conservation Area and detrimental to the visual amenities of the street scene thereby contrary to Policies H9 and BE1 of the Unitary Development Plan.'

Conclusions

The main issues relating to the application are the effect that it would have on the character of the host dwelling and Park Langley Conservation 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.

Planning permission for a two storey extension to the side of the property has been previously approved and renewed several times. These previous applications had a similar design with a lower ridge height than the host building which allowed for some subservience in scale. This current application follows a previous refusal under ref. 14/01802. The scale and design of application ref. 14/01802 was considered to be over dominant and the side space to the eastern side boundary inadequate.

This current proposal which includes a part one/two storey extension to the front, side and rear, indicates a similar footprint to the previously refused application (ref.

14/01802) but has been amended to provide a more subservient design with the ridge height having been lowered and the side gable removed. This roof design is more akin with the previously permitted schemes in 2004, 2009 and 2012.

The eastern flank elevation has been amended to provide a minimum distance of a 1m at the front increasing to 2m at the rear. Policy H9 states that higher standards of separation are generally expected for development to properties where higher standards of separation exists. The ground floor element will be replacing an existing single storey attached garage, and as such the impact of the proposed two storey extension will be greater. Furthermore, given the location of the host dwelling within the Park Langley Conservation Area, a greater amount of side space would be considered to be more appropriate to overcome the impact of the extension within the site and preserve the existing spatial standards of the area. Having said this the design and separation to the boundary of this current scheme is similar to the previously approved schemes. Therefore, the previous history to the site must be taken into account as a material consideration in the determination of the current application. Accordingly, Members may consider that, on balance, the amended part one/two storey front/side and rear extension has overcome the previous reasons for refusal and is therefore acceptable.

The single storey rear extension will project 5m in depth but will in part replace an existing conservatory. The extension will be 1.95m from the western side boundary with no. 10 and approximately 11.5m from the eastern side boundary with no. 14. There are no windows proposed in the western flank elevation. It will not be visible from the street scene and the scale and design proposed is considered appropriate to host dwelling. Accordingly, this element of the proposal is considered acceptable as it is unlikely to harm the amenities of the neighbouring properties or character of the area.

Having had regard to all the above Members 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 cause an unacceptable degree of impact on the host dwelling or character of the Park Langley Conservation Area.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACK01 Compliance with submitted plan
 ACK05R K05 reason
- 3 ACC04 Matching materials
 ACC04R Reason C04
- 4 ACH05 Size of garage
 ACH05R Reason H05
- 5 Before the development hereby permitted is first occupied the proposed first floor window in the eastern elevation shall be obscure glazed to a minimum of Pilkington privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of

the room in which the window is installed and shall subsequently be permanently retained in accordance as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

6 ACI17 No additional windows (2 inserts) flank development
ACI17R I17 reason (1 insert) BE1

INFORMATIVE(S)

1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

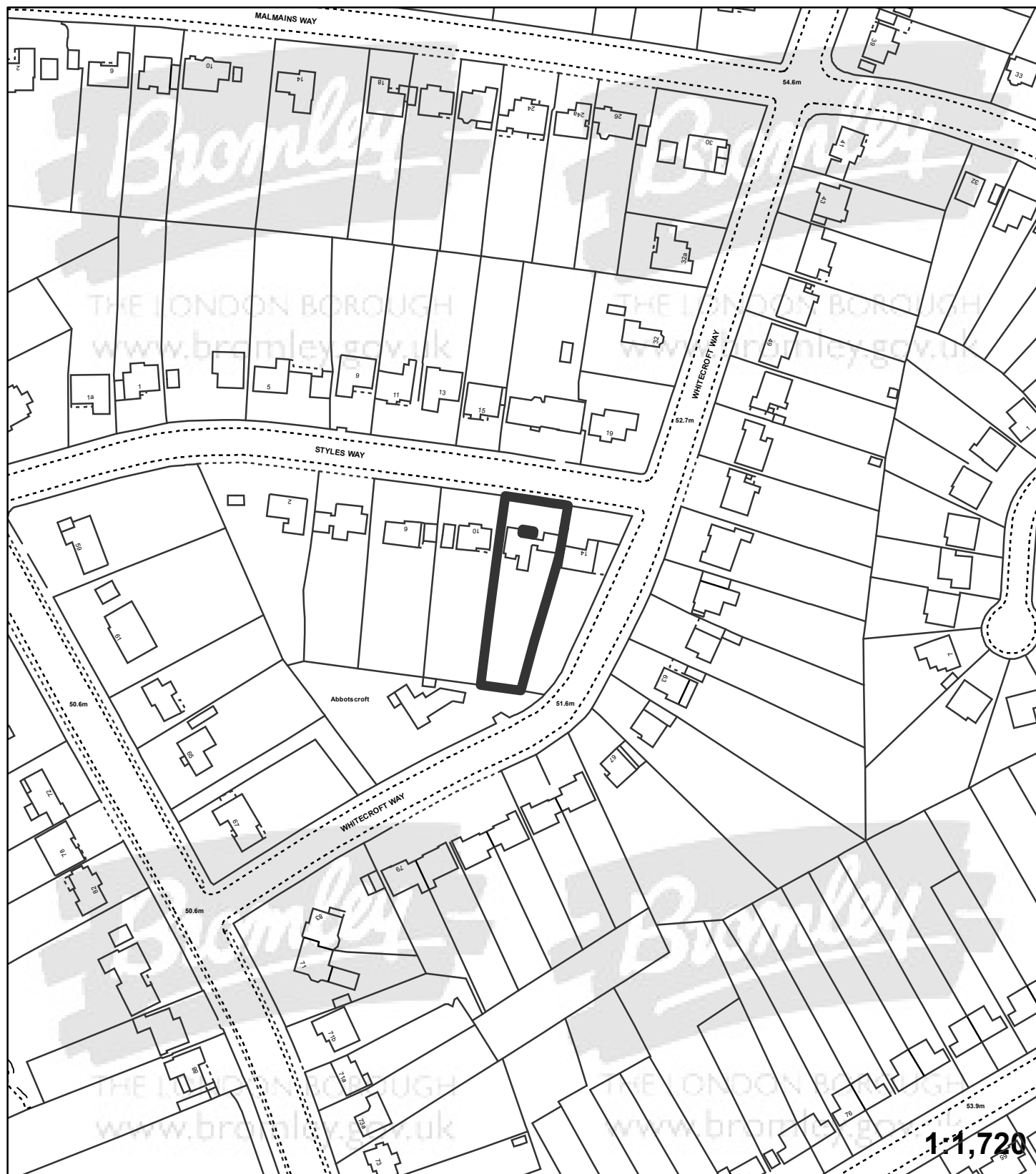
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

Application:15/00525/FULL6

Address: 12 Styles Way Beckenham BR3 3AJ

Proposal: Part one/two storey front/side and rear extensions incorporating rear projecting balcony with glass balustrade and single storey rear extension



"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.