

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

**Application No :** 15/03529/FULL6

**Ward:**  
Kelsey And Eden Park

**Address :** 15 Balmoral Avenue Beckenham BR3  
3RD

**OS Grid Ref:** E: 536464 N: 168306

**Applicant :** Mr M Clinic

**Objections : No**

**Description of Development:**

Two storey side extension and roof alterations incorporating hip to gable extension, rear dormer and front rooflights

**Key designations:**

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 15

**Proposal**

- o The proposal is for a two storey side extension with a pitched roof which would measure 3.4m in width, by 10.3m in depth, with an eaves height of 5.5m and a ridge height of 8.6m, creating a gable end.
- o The proposal also includes 3 no. dormer windows at the rear and 3 no. rooflights at the front
- o Materials are proposed to match existing including all windows
- o The original bay window at the front will be replicated in the side extension to create a symmetrical appearance.

**Location**

The application site hosts a two storey end of terrace property and is located on the South Eastern side of Balmoral Avenue.

The property's Western boundary to the access road for Beckenham Rugby and Football Club, giving a separation distance between the boundary of number 15 and number 13 of approximately 11m.

**Consultations**

Comments from Local Residents

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

## **Planning Considerations**

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

The following Council adopted SPG guidance is also a consideration:  
Supplementary Planning Guidance 1 General Design Guidance  
Supplementary Planning Guidance 2 Residential Design Principles

The above policies are considered consistent with the objectives and principles of the NPPF.

## **Planning History**

Under planning reference 04/00713 permission was refused for a two storey side extension and rear dormers. An appeal was dismissed due to the depth of the extension.

## **Conclusions**

Members may consider the main issues relating to the application as being the effect that the proposal would have on the streetscene and the character of the surrounding area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Policy H9 states that when considering applications for new residential development, including extensions, the council will require a minimum of 1 metre space from the side boundary of the site retained for the full height and length of the flank wall of the building.

Although there is no space retained between the southern elevation and the boundary the neighbouring dwelling is in excess of 11 metres from number 13. The development would not cause any possible terracing due to the separation distances between the dwellings and the proposed development would not cause a cramped appearance within the wider streetscene, due to the reduced depth of the extension following a refusal in 2004. It is considered the separation distance retained allows for high spatial standards and a high level of visual quality to be maintained. Members could find the two storey side extension acceptable.

The application seeks to overcome a previous refusal, which was also appealed and subsequently dismissed. The inspectorate specifically discussed the depth of the extension and its relation to the nature of the plot being on the corner, creating a dominant and cramped appearance and not in symmetry with the property at number 13. This application has reduced the depth of the extension by 3.2m to make the extension in line with the original rear wall of the dwelling. Members may consider this to be an acceptable revision of the previous refusal.

The application proposes to include 3 dormers with pitched roofs to the rear due to the siting and position of these dormers members may consider that these will have neither impact on residential amenity nor the character of the area.

The application also proposes to insert 3 no. rooflights, due to the minimal nature of these members may consider that they have no impact on residential amenity or the character of the area due to numerous examples of rooflights in other dwellings along this stretch of the road.

Having had regard to the above, Members may consider 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.

### **RECOMMENDATION: PERMISSION**

#### **Subject to the following conditions:**

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

**REASON: Section 91, Town and Country Planning Act 1990.**

- 2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.**

**REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

**REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.**