

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

Application No : 15/04988/FULL6

Ward:
Clock House

Address : 28 St James's Avenue Beckenham BR3
4HG

OS Grid Ref: E: 536213 N: 168628

Applicant : Mr & Mrs Mark Loveland

Objections : YES

Description of Development:

Single storey and first floor side extensions, conversion of garage to habitable accommodation and elevational alterations

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
River Centre Line
Smoke Control SCA 15

Proposal

Planning permission is sought for single storey and first floor side extensions, conversion of the existing garage to habitable accommodation and elevational alterations.

The single storey rear extension will project 3.45m depth and traverse from the boundary with No26 to adjoin the existing garage and utility extension. A separation gap of 200mm to No26 is maintained to the attached boundary. A flat roof is indicated with a central roof light. Sliding patio style doors are shown to the rear elevation.

A first floor side extension will build above the existing side extension garage and extend forward at ground and first floor levels in front of the existing garage but remain set back 2.6m from the main front elevation. The flank wall of the side extension will be approximately 200mm from the side boundary. A new hipped roof is proposed over the whole side extension, with a small dormer indicated to the front elevation, connecting to the existing main roof of the property.

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

Location

The site is located on the east side of St James's Avenue and comprises a two storey semi-detached dwellinghouse. To the north of the site is St James nursery

providing childcare facilities. The building comprises a single storey structure with a dual pitch roof. In between the two properties there is a vehicular access to garages at the rear. A significant gap in the streetscene built frontage has thus resulted due to the generous spacing of each building mass.

Consultations

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

Comments from Consultees

Highways: The development will result in loss of one parking space by conversion of the garage to habitable accommodation. However, there are spaces available within the site's curtilage which would be utilised for parking. Therefore, on balance as it is a small development no objection is raised to this proposal.

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

Planning History

94/01203: Single storey side/rear extension and porch. Approved 20/7/1994.

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 normally 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.

With regard to the side/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 3.45m adjoining the rear elevation and 2.6m set back to the front elevation respectively incorporating a hipped roof at a lower pitch to the main dwelling. 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 matching traditional design approach is considered an acceptable addition in keeping and complimentary to the original architectural style of the building.

In terms of side space it is noted that the extension comes closer to the side boundary than 1m. This is due to the reason that the extension wall builds up from the existing ground floor flank wall of the existing garage and follows this position to extend forwards and create a full height flank wall at no closer than 200mm at its narrowest point.

It is noted that the particular circumstances of the site have afforded a generous gap within the streetscene due to the accessway and low rise building to the north. As such the construction of a two storey subservient side extension with a lower ridge height at the site, closer to the boundary than 1m is not considered to create a cramped appearance or form unrelated terracing of the built form within the streetscene.

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 and maintains the level of visual amenity of the streetscene in this case. Therefore, it is considered that the proposal would be in accordance with the Policy H9 of the Unitary Development Plan.

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 extensions 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.

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.

- 4 No windows or doors shall at any time be inserted in the north east facing flank elevation of the two storey side extension hereby permitted, without the prior approval in writing of the Local Planning Authority.**

REASON: In order to comply with Policies BE1, H8 and H9 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 5 The flat roof area of single storey rear extension shall not be used as a balcony or sitting out area and there shall be no access to the roof area.**

REASON: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.