

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

Application No : 16/00265/FULL6

Ward:
Clock House

Address : 19 Clock House Road Beckenham
BR3 4JS

OS Grid Ref: E: 536364 N: 169408

Applicant : Mrs S Philips

Objections : NO

Description of Development:

Rear dormer extension

Key designations:

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

Proposal

The site is a semi-detached two storey dwelling located within a predominantly residential area on the west side of Clock House Road. This application proposes a rear dormer roof extension.

Consultations

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

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

London Plan Policy 7.4

The planning history includes planning permission ref 04/00479 for the addition of trellis to rear boundary fence (max. height 2.2m)

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.

There are a number of rear dormers within the vicinity, some of which may have been constructed under permitted development rights. The proposal includes the removal of a chimney and increased height to parapet wall. The design of the proposed rear extension is considered to sit comfortably within the roof space and not create an over-dominant feature to the host dwelling.

The provision of windows at this level, in terms of impact on neighbouring amenity, is not considered unacceptable within such a suburban setting. The proposed flank window will serve a bathroom area and, in the event of a planning permission can be conditioned to provide obscure glazing.

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.

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 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 appearance of the building and the visual amenities of the area

- 3 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise 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 appearance of the building and the visual amenities of the area.

- 4** Before the development hereby permitted is first occupied, the proposed window to the north elevation shall be obscure glazed to a minimum obscuration level 3 (using Pilkington obscuration range referencing) and shall subsequently be permanently retained as such.

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

- 5** No windows shall at any time be inserted in the south elevations of the development hereby permitted, without the prior approval in writing of the Local Planning Authority

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