

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 16/00636/FULL6

**Ward:**  
**Mottingham And Chislehurst  
North**

**Address :** 233 Beaconsfield Road Mottingham  
London SE9 4ED

**OS Grid Ref:** E: 542361 N: 171687

**Applicant :** Mr Colin Coroian

**Objections :** YES

### **Description of Development:**

Two storey side extension

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 51

### **Proposal**

The application site comprises one of a pair of inter-war houses located within a mixed residential area, including terraced dwellings opposite and a series of low rise flats to the north. The application site is located on the corner with Ickleton Road, No.1 abuts the application site.

Planning permission is sought for a two storey side extension, the proposed two storey side extension would measure 7m in depth, 3.2m in width with half-hipped roof.

### **Consultations**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- o blocked sunlight
- o unbalance pair of semi-detached dwellings
- o ok provided 1m side space

### **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

## **Planning History**

Under planning reference 15/02710 permission was refused for a part one/two storey front/side and rear extension. The reason for refusal was:

"The proposed two storey side extension, by reason of its excessive size, bulk and increase in the length of the roof ridge, would result in a cramped, incongruous and overdominant form of development, unbalancing this pair of semi-detached properties and harming the character of the streetscene, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan."

A rear dormer has recently been constructed within permitted development rights, no Lawful Development Certificate has been sought.

## **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.

This application is an attempt to address the grounds of refusal of a previous application. The previous application sought permission for part one/two storey front/side and rear extensions. This application is seeking permission for the two storey side extension only.

The proposed side extension would be highly visible within the wider streetscene due to the position of the dwelling at the end of the road. However, there is a significant side space and fenced garden area to the south of the property which would lessen the prominence of the flank elevation within the locality. A significant area of amenity space to the rear and front would also be retained.

The extension would incorporate a half-hipped roof design and its appearance from the front and side are generally in keeping with the proportions of the application property.

In this case, the development would provide additional habitable accommodation. The two storey side extension would be level with the existing front elevation building line and would involve the continuation of the roof ridge to a height of 7.8m with a half hipped pitched roof. The proposed side extension would extend the entire depth of the dwelling, 7m in depth and would be 3m in width. It would maintain a side separation of 1m with the rear boundary of No.1 Ickleton Road therefore compliant with Policy H9. No windows are proposed in the side

elevation. The main entrance door is currently to the side of the dwelling and this is replicated on the adjoining semi. The proposal would include making elevational alterations to the host dwelling to move the main door to the front of the dwelling.

Whilst the host dwelling has already undergone some development this pair of semi-detached dwellings are no longer symmetrical in appearance. Given the reduction in bulk and mass from the previous application and that a 1m side separation will be maintained. Members may consider that the scale and design of the proposed two storey side extension is sympathetic to that of the host dwelling and may improve the appearance of the existing dwelling and therefore compliant with the general aims and objectives of Policy H8, H9 and BE1 in relation to scale, design, residential impact and side space.

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 surrounding 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.**