

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

Application No : 16/01269/FULL6

Ward:
Kelsey And Eden Park

Address : 144 Village Way Beckenham BR3 3PH

OS Grid Ref: E: 537102 N: 168470

Applicant : Mr & Mrs Mark Wheeler

Objections : YES

Description of Development:

Single storey rear extension with glass balcony above

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 18

Proposal

The application seeks planning permission for a proposed single storey rear extension with a glass balcony above. The proposed extension will have a height to the flat roof of some 4.093m, a width of 6.05m and depth along the southern elevation of 3.6m, with a depth of 4.8m along the northern elevation.

The proposed balcony will include alterations to the rear elevation with the installation of a door to provide access to the balcony at first floor level, a 1.1m glass balcony screen and a 2m high obscured glass screen along the adjoining boundary line.

The application site is a two storey semi-detached property located on Village Way, Beckenham.

Consultations

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

- The neighbouring occupier at number 142 raised objections to the proposal stating- According to the proposed plans accessibility to my hopper and rainwater pipe leading to the side elevation of my balcony will not be possible once the proposed wall between our respective properties has been built
- This problem must be resolved in the interest of both properties before any of the proposed work is commenced

- In regards to the proposed roof of the extension beyond the glass balcony screen, I would object strongly to this being used as a terrace
- My reasons being that my bedroom leads onto my balcony via the French doors and my privacy would be invaded

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development
H8 Residential Extensions

SPG1 General Design Guidance
SPG2 Residential Design Guidance

Planning History

13/00003/ELUD- Raised platform with decking, stairs and hot tub enclosure.
CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT- Existing Use/Development is Lawful- Decision issued- 22.04.2014

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.

Design

Policies H8, BE1 and the Council's Supplementary design guidance seek to ensure that new development proposals, including residential extensions are of a high quality design that respects the scale and form of the host dwelling and are compatible with surrounding development. It is considered that the overall design, size and proportions of the proposal are acceptable and in keeping with the design of the existing dwelling and the surrounding area.

It was noted on the site that the adjoining neighbour also benefits from a single storey rear extension, with a pitched roof. The depth and width of the extension at 142 appears to be similar in dimension to the proposed extension at number 144, it is also outlined on the submitted plans that the proposed depth would not protrude beyond the rear wall of number 144.

Although the proposal is of a significant scale and depth, the existing rear extension at number 142 means a development of this scale and depth is considered acceptable, whilst being compatible with neighbouring properties. In addition, the proposal would be confined to the rear of the property and not visible from the street scene.

Furthermore the proposed balcony on balance is also considered acceptable. The balcony is not considered to be obtrusive or affect the visual amenities of neighbouring properties, given the neighbouring property at 142 benefits from a rear extension with a pitched roof, while the balcony would not protrude beyond the rear wall of the original house along the southern elevation. Therefore balcony would not be visible from the neighbouring property at 146.

Neighbouring Amenity

Policy BE1 seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

It is considered that the proposal would not unduly harm the amenities of the neighbouring property at 142. As stated above the neighbouring property at 142 also benefits from a single storey rear extension similar in dimension to the proposed. The proposal according the drawings would not protrude beyond the rear of the extension at 142. Therefore the proposal would not lead to a loss of light or overshadowing. The neighbour has also raised objection to the proposed balcony, it is considered the pitched roof to the neighbour's extension and the installation of a 2m high obscure glass screen would limit and mitigate possible impacts to amenities. In addition a condition has been added against the use of the flat roof as a terrace/sitting area, protecting the amenities of both neighbouring properties.

In regards to the accessibility of the rainwater pipe leading to the side elevation of the adjoining property at 142, although the concern of the neighbouring occupier is acknowledged this regarded to be a civil matter, which will need to be resolved by the applicant and the occupier of 142 and is a matter that the Local Planning Authority will not become involved in.

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 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** The use of the flat roof as a balcony/terrace shall be limited to the area identified on the approved plans and the remaining flat roof shall not be used as a balcony or for sitting out at any time

Reason: In the interests of the amenities of the adjacent properties and to comply with Policy BE1 of the UDP.