

SECTION '2' – Applications meriting special consideration

Application No : 16/01994/FULL1

Ward:
Copers Cope

Address : 37 Stanley Avenue Beckenham BR3
6PU

OS Grid Ref: E: 538546 N: 168850

Applicant : Mr I Burt

Objections : YES

Description of Development:

Part one/ part two storey side/rear extension, alterations to the roof to include two dormers to accommodate the conversion of the existing dwelling into 2x3 bed dwellings.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 9
Smoke Control SCA 21

Proposal

Part one/two storey side/rear extension, alterations to the roof to accommodate the conversion of the existing dwelling into 2 x 3 bed dwellings.

This is a resubmission of a previously refused application.

Location

The subject site is a detached two storey dwelling on the northern eastern side of Stanley Avenue.

The site is not located in a conservation area and is not listed.

Consultations

Nearby owners/occupiers were notified of the application and one letter has been received with the following comments :

- did not receive notification and live directly opposite
- No.37 is architecturally basic and although some improvements to the house would be welcomed the application is just a basic side extension

Highways - no objection subject to conditions

Environmental Health officer - no objection subject to an informative

Planning Considerations

Considerations

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

BE1 Design of New Development
BE7 Railings, Boundary Walls and Other Means of Enclosure
H1 Housing Supply
H7 Housing Density and Design
H9 Side Space
NE3 Wildlife Features
NE7 Development and Trees
NE8 Conservation and Management of Trees and Woodland
ER10 Light pollution
T3 Parking
T7 Cyclists
T18 Road Safety

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

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

London Plan (July 2011)

Policy 3.3 Increasing Housing Supply.
Policy 3.4 Optimising Housing Potential
Policy 3.5 Quality and design of housing developments
Policy 3.8 Housing choice
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable energy
Policy 5.9 Overheating and cooling
Policy 5.10 Urban greening
Policy 5.11 Green roofs and development site environs
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.14 Water quality and wastewater Infrastructure
Policy 5.15 Water use and supplies
Policy 5.16 Waste self-sufficiency
Policy 5.17 Waste capacity
Policy 5.18 Construction, excavation and demolition waste
Policy 5.21 Contaminated land
Policy 6.5 Funding Crossrail and other strategically important transport infrastructure

Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

Housing: Supplementary Planning Guidance. (November 2012)

Relevant planning history

16/00404/FUL - Part one/part two storey side/rear extension, alterations to the roof to include two dormers to accommodate the conversion of the existing dwelling into 2 x 3 bed dwelling. Refused 24.03.2016

It was refused for the following reason:

The proposed extension by reason of its overall size, design, bulk and mass would be an incongruous form of development detrimental to the character and appearance of the street scene and to the amenities of the neighbouring property NO. 39. This is contrary to Policies BE1, H7 and H9 of the UDP.

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.

Impact upon character and appearance of the host dwelling and the surrounding area.

The properties along this part of Stanley Avenue are varied in style and size but generally maintain adequate setback from the boundary. This revised application now shows that the proposed side extension maintains a 1m side space to the boundary. However part of the existing two storey wall will remain in situ which encroaches approximately 0.2m into the 1m side space. On balance given this is an existing wall and this element will be set back from the existing first floor wall by 2.6m, it is considered to be acceptable. It will still comply with the purpose of Policy H9, which aims to ensure adequate separation to prevent a cramped appearance and unrelated terracing occurring.

The proposed extension has been reduced in size and the side dormer has been removed. Whilst the first floor will project further forward than the existing front wall of the house and will sit above the existing ground floor projection, it will provide articulation to the existing building and overall improve the appearance of the existing building in the street scene. The hipped roof will reflect the roof of the

neighbouring property no. 39 and the proposal is not considered to be detrimental to the character and appearance of the host building and the general street scene. The proposal therefore complies with Policies BE1, H7 and H9 of the UDP.

Quality of accommodation

The proposed new dwellings would create 2 family dwellings of an adequate size and good levels of internal amenity for future occupiers. The new dwellings also provide adequate external amenity and car parking.

Impact upon amenities of neighbouring properties.

The existing rear wall is staggered and the two storey rear element will project 4.1m from the rear wall on the western side (closest to the neighbouring property no.39) and 1.35m on the eastern side. Given the two storey element will be set in 1m from the common boundary, it is not considered to have an adverse impact upon the amenities of the neighbouring property no. 39.

The proposed works are to the eastern elevation and therefore are not considered to adversely affect the amenities of the neighbouring property no. 35.

The proposal would therefore comply with Policy BE1 of the UDP.

Traffic and parking

The site location has a PTAL of 1b (low) and so car ownership of one or more cars is likely by occupiers of the proposed dwellings.

The drive to No.37 would be capable of accommodating 2 cars in tandem, whereas the drive for No.37A is shorter but would accommodate one average and one small car. The front gardens also offer the opportunity for additional off-street parking.

Having had regard to the above, members may consider on balance that the siting, size and design of the proposed extension 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. Furthermore, the proposal would provide two good quality family dwellings.

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 additional to those shown on the permitted drawing(s) shall at any time be inserted in the elevation(s) of the **** hereby permitted, without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policy of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 5 Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

- 5 **Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

- 6 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

Reason: In order to comply with Policy T7 of the Unitary Development Plan and Policy 6.9 of the London Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

- 7 Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to ensure a satisfactory standard of residential amenity.

You are further informed that :

- 1 Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.**

If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

- 2 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk**