

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

Application No : 16/02584/FULL6

Ward:
**Bromley Common And
Keston**

Address : 51 Lakes Road Keston BR2 6BN

OS Grid Ref: E: 541515 N: 164497

Applicant : Mr & Mrs Mace

Objections : NO

Description of Development:

First floor front extension, part two storey/first floor front/side extension, part one/two storey rear extension, alterations to roof and replacement porch canopy

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 22

Proposal

The application seeks permission for a first floor front extension, part two storey/first floor front/side extension, part one/two storey rear extension, alterations to roof and replacement porch canopy.

The first floor front extension will sit above an existing ground floor front extension to the western side of the property. It will be set in from the flank wall of the main house and retain a distance of approximately 1.3m to the side boundary with no. 49. This first floor front extension will have a pitched roof which will extend to the height of the main roof and adjoin the new roof for the part two storey/first floor front/side extension.

The part two storey/first floor front/side extension will be located to the eastern side of the property. It will replace the existing single storey element to this side of the property with a two storey structure measuring a length of approximately 9.4m for a width of 2.65m (the same width as the existing single storey element). The extension will retain a distance of 1m to the side boundary with no. 53.

The proposal also includes a new pitched roof front porch canopy above the main entrance door.

To the rear, the proposed part one/two storey extension will extend 3m in depth at two storey for a length of 6.66m, with the single storey element located to the western side of two storey section adjacent to no. 49.

Location

The application site is a two storey detached property on the northern side of Lakes Road, Keston. The property lies to the end of the road, close to where Lakes Road leads round onto Keston Avenue. This section of the road consists of mainly detached properties, whilst the remainder of the road is predominantly terraced.

Consultations

Comments from Local Residents

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

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

There were no external or internal consultations made on this application.

Planning Considerations

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

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance

The London Plan and National Planning Policy Framework are also key considerations in determination of this application.

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

Planning History

Under ref: 97/00234/FUL planning permission was granted for a single storey front extension. A further permission, under ref: 05/00601/FULL6 was granted for 1.1m high railings on the flat roof of the single storey front extension.

Under ref: 03/01740/FULL6 planning permission was granted for a first floor front extension and pitched roof over existing single storey side extension.

More recently planning permission was granted, under ref: 14/03540/FULL6, for a First floor front extension, part two storey/first floor front/side extension, single storey rear extension, alterations to roof and replacement porch canopy.

A further application under ref: 15/03620/FULL6, for a Part two storey/first floor front/side extension, first floor front and two storey rear extensions, was refused for the following reason;

"The proposed two storey rear extension would, by way of its excessive depth, height and proximity to the boundaries, result in an unacceptable form of development, out of character with the surrounding manner of development and leading to a loss of light, outlook and prospect, detrimental to the amenities that this neighbouring properties currently enjoy, and contrary Policies BE1 and H8 of the Unitary Development Plan".

This application was subsequently dismissed at appeal.

Under ref: 16/01853/PLUD, an application for a lawful development certificate for the Erection of a three metre two storey rear extension to existing detached house was granted.

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.

Policies H8, BE1 and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development. Policy BE1 also 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.

A similar application at the property was granted planning permission under ref: 14/03540/FULL6 which included a first floor front extension, part two storey/first floor front/side extension, single storey rear extension, alterations to roof and replacement porch canopy. This application was not implemented and a further application was submitted by the applicant to include the same proposal with the addition of a 3.5m deep two storey rear extension, under ref: 15/03620/FULL6. This application was refused by the Council due to the impact on the character of the area and neighbouring amenity. This 2015 application was subsequently dismissed at appeal with the Appeal Inspector concluding that whilst they did not consider the proposal to a "have a harmful effect on the character and appearance of the surrounding area, this is outweighed by the harmful impact to the living conditions of neighbours at Nos 49 and 51a".

Since this application, the applicant submitted a lawful development certificate under ref: 16/01853/PLUD for the erection of a 3m two storey rear extension. The application was determined to be lawful and was granted.

This current scheme, which is the subject of this application, proposes a similar development to the front and side as that which could be constructed under planning application ref: 14/03540/FULL6, and to the rear as approved under lawful development certificate ref: 16/01853/PLUD. However, two additional elements are proposed (which have not been granted by these previous applications). These revisions include an additional 3m at first floor and 1.3m at ground floor to the rearward length of the proposed part two storey/first floor front/side extension to the eastern side of the property, and a single storey rear element to the proposed rear extension, projecting 3m in depth from the western flank wall of the existing property to adjoin the proposed two storey element. Members will need to consider the additional impact of these elements of the proposal, taking into account that the remainder of the scheme has been established by past applications.

The single storey element of the rear element of the proposed extension would project 3m in depth with a pitched roof sloping to the sides and rear from a maximum height of approximately 3.8m to an eaves height of 3.1m. It will extend in line with the existing flank wall of the property to retain a separation of 0.9m from the side boundary shared with no. 49. It is acknowledged that application ref: 14/03540/FULL6 granted planning permission for a 3.5m deep rear extension in this location with a flat roof to a height of 3.2m. As such, this proposal would result in a single storey rear element in this location of a lesser depth and the pitched roof design would also reduce the bulk of the extension compared to a flat roof. Accordingly, this part of the proposal is not considered to result in any additional impact to the amenities of the neighbouring property adjacent, at no. 49, than would occur from the previous permissions and as such Members may consider it acceptable.

The main consideration in respect of the increase to the rearward projection of the two storey side element of the proposal, would be the impact of the residential amenities of the neighbouring property at no. 53. This proposed amendment to the scheme approved under ref: 14/03540/FULL6, would not result in this part of the extension projecting any further to the rear than the existing dwelling. It can be seen that there are three first floor windows located within the flank elevation of no. 53 which face the site. These windows are somewhat enclosed by the existing property at no. 51 and the width of the extension would bring the flank wall of the dwelling only 1m closer than existing, with a 1m side space retained. Accordingly, Members may consider that there would be no undue harm caused to the light or outlook of these windows. A first floor flank window is proposed within the extension; however, it is shown to be obscure glazed and non-opening below 1.7m from internal floor level which would help prevent overlooking and loss of privacy from occurring.

Taking all the above into account, Member's 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 impact detrimentally on the character of the host dwelling or area in general.

Background papers referred to during production of this report comprise all correspondence 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 A side space of 1 metre shall be provided between the eastern flank wall of the first floor front extension hereby permitted and the flank boundary of the property**

Reason: In order to comply with Policy H9 of the Unitary Development Plan and in the interest of the visual amenities of the area.

- 5 A side space of 1 metre shall be provided between the western flank wall of the part two storey/first floor front/side extension hereby permitted and the flank boundary of the property**

Reason: In order to comply with Policy H9 of the Unitary Development Plan and in the interest of the visual amenities of the area.

- 6** Before the development hereby permitted is first occupied the proposed window in the first floor western flank elevation shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.

Reason: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan

- 7** No additional windows or doors shall at any time be inserted in the flank elevations of the extensions hereby permitted, without the prior approval in writing of the Local Planning Authority.

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