

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

Application No : 16/03056/FULL6

Ward:
Copers Cope

Address : 51 Oakwood Avenue Beckenham BR3
6PT

OS Grid Ref: E: 538526 N: 169074

Applicant : Mr & Mrs ANNA MAHER

Objections : NO

Description of Development:

Part one/two storey side extension and conversion of garage to habitable accommodation

Key designations:

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

Proposal

The application seeks planning permission for a Part one/two storey side extension and conversion of garage to habitable accommodation.

Location

The application site comprises a two storey detached dwellinghouse located on the northern side of Oakwood Avenue, Beckenham.

Consultations

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

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

The Council's Highways Engineers raise no objection.

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

Planning History

Under ref: 16/01957/FULL6, planning permission was refused for a Single storey front/side and first floor side extensions and conversion of garage to habitable room for the following reason;

"The proposal does not comply with the Council's requirement for adequate side space to be maintained to the flank boundary in respect of two-storey development in the absence of which the extension would constitute a cramped form of development, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and detrimental to the visual amenities of the street scene, thereby contrary to Policy H9 of the Unitary Development Plan."

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the host dwelling and area in general 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 loss of outlook or overshadowing.

The refusal ground of the recently refused application, ref: 16/01957, concerns the lack of a 1m side space for the extension, particularly at first floor. This application proposes a similar to first floor extension to the eastern side of the property above the existing single storey attached garage, but with a side space of 1m now being provided at first floor. The ground floor will abut the side boundary (as is existing). However, the first floor extension will be set back from the front building line of the dwelling by 3.8m and will have a hipped roof set lower than the main roof of the dwelling. Accordingly, the subservience of the first floor side extension along with the increase of side space to maintain 1m at first floor level would maintain the spatial standards of the area by mitigating the visual impact of the first floor element upon the streetscene. Furthermore, the main part of the neighbouring dwelling at no. 53 is set away from the common boundary with the application property and further forward towards the highway. It is also considerably larger in form than no. 51. Accordingly, this existing relationship would ensure than the

amenities of this neighbouring property are adequately safeguarded. On this basis, it is considered that the proposed first floor extension would overcome the harm that Policy H9 seeks to prevent.

The single storey front/side element of the extension would be as previously submitted as part of application 16/01957/FULL6. During the assessment of this previous application, this element of the proposal was considered acceptable in principle and did not form part of the reason for refusal. It is a modest size and would not project any further forward than the main part of the existing dwelling. The design and materials would respect the existing property, and as such it would not result in any undue harm to the character and appearance of the host dwelling or area in general nor to the amenities of the neighbouring residential properties.

With regards to the loss of the existing garage by way of the single storey front/side extension and conversion to a play room, the impact of this on parking must also be considered. However, there is space within the curtilage of the dwelling to park cars and as such there is not considered to be any significant impact to parking within the area.

Taking all the above into account, Member's may consider that the development in the manner proposed is acceptable and would comply with the overarching aims and objectives of Policies BE1, H8 and H9 of the UDP, 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** No 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.