

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

**Application No :** 16/03462/FULL6

**Ward:**  
Penge And Cator

**Address :** 115 Lennard Road Beckenham BR3 1QR

**OS Grid Ref:** E: 536132 N: 170478

**Applicant :** Mr Edmund Blackman

**Objections :** YES

**Description of Development:**

Single storey rear extension and roof lights to main side roof slope

**Key designations:**

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 25

**Proposal**

The application seeks planning permission for a single storey rear extension and roof lights to main side roof slope.

**Location**

The application site comprises a two storey semi-detached dwellinghouse located on the southern side of Lennard Road, Beckenham.

**Consultations**

Nearby owners/occupiers were notified of the application and representations were received from the owners/occupiers of no. 117 and Flats 1 and 2 at no. 119, which can be summarised as follows:

- Light from the rooflights of the extension will affect ability to sleep
- The houses are unique as they have not been extended
- Cause a reduction in garden size which will impact negatively on the beauty and ecology of the area
- Loss of light
- Loss of outlook
- Will impact on the original rear building line and spoil the beauty and symmetry of the Victorian architecture
- No. 107 is located at the end of the run and does not break the building line and should not be used as a precedent
- Weren't consulted about No. 107 and may have objected
- Loss of view

- The boundary wall will extend three quarters of the length of the patio at no. 117
- The extension will isolate No. 117 from the neighbours at 113 to 107 Lennard Road
- Siting, design and appearance of the development is inappropriate
- The extension will split the row of properties in two and result in a break down of the community
- The properties should be preserved
- Loss of value to properties
- Will cause other properties to extend
- Developers will spot the potential of the buildings and the buildings may soon be demolished to make for flats

## **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

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

## **Planning History**

Under ref: 15/03188/FULL6, planning permission was refused for a Roof extension incorporating rear dormer extension and front rooflights for the following reason;

"The proposed gable end roof enlargement and would be detrimental to the visual appearance of this pair of semi-detached houses, resulting in an incongruous and unsatisfactory addition to the streetscene. In addition, by virtue of their size, the proposed front rooflights represent an inappropriate and intrusive addition, which fails to respect the character of the host dwelling and which would have a detrimental impact on the appearance of the streetscene in general. The proposal would therefore be contrary to Policies BE1 and H8 of the Unitary Development Plan and the Council's Supplementary Guidance 1 and 2".

Under ref: 15/03189/PLUD, a lawful development certificate was granted for a single storey rear extension.

Under ref: 16/01271/PLUD, a lawful development certificate was refused for a single storey rear extension and rooflights to main side roof slope for the following reason;

"The proposal as submitted would not constitute permitted development under Class A of Part 1 of Schedule 2 of the Town and Country Planning (General

Permitted Development) (England) Order 2015, as the extension would project more than 3m beyond the rear wall of the original dwelling and would extend beyond a side wall and be more than half width of the original dwellinghouse."

## **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. Consistent with this the National Planning Policy Framework (NPPF) states that new development should reflect the identity of local surroundings and add to the overall quality of the area.

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 application dwelling along with the neighbouring dwellings at no.'s 107-121 are Victorian semi-detached properties of the same scale and design and benefit from original single storey elements to the rear which are part brick built/part glazed. The proposed single storey rear extension will be 4m deep from the rear of the two storey part of the dwelling, which results in an increase of 1.4m from the rear of the existing single storey element. It will match the width of the existing property and will have a pitched roof 4m maximum sloping down to the rear to an eaves height of 2.75m. Three rooflights are proposed within the pitched roof and one large set of bi-fold doors within the rear elevation.

As summarised in the section above, concerns have been raised by neighbouring occupiers with regards to the design and scale of the extension and its impact on both the character and appearance of this row of properties and the amenities of the neighbouring properties.

From visiting the site it can be seen that most of the original single storey rear elements at no.'s 107-121 are intact, with the exception of a recent extension at no. 107 which is similar to that proposed under this application at no. 115. However, it is also noted that some of the properties have replaced the existing glazed roof element with a tiled roof, similar to that which has been established under permitted development at no. 115 under ref: 15/03189/PLUD.

The proposed single storey rear extension at no. 115 will not be visible from the public realm and would result in an increase in depth of only 1.4m beyond the current rear building line and will maintain a similar pitched roof design to that of the existing extension (albeit at a slightly different angle to accommodate the increase in depth). The materials proposed would be brick and tiled to match the existing. Accordingly, the design of the extension is considered to be in keeping

with the character of the existing building and whilst it will extend beyond the existing single storey element this additional depth and height will be modest and is not considered to cause any detrimental impact to the character and appearance of the wider area.

The proposed extension will extend 1.4m beyond the rear of the existing single storey structure which extends to the same depth as the existing structure at the adjoining dwelling at no. 117. The application dwelling sits slightly further (around 1m) to the rear than the neighbouring dwelling at no. 113 and as such the additional projection will be slightly greater from the rear of this neighbouring dwelling; a total of around 2.4m. However, the additional depth is still modest and will be mitigated by the existing separation between the properties which is shown to be maintained. There are no flank windows proposed and as such no additional opportunities for overlooking.

Taking account of both the modest depth and height of the extension, Members may consider that the proposed extension will not impact significantly on the amenities of either neighbouring property with regards to loss of light, outlook or privacy.

The proposed roof lights within the side roof slope will provide additional light to the existing roof accommodation. However, they are shown to be obscure glazed and fixed shut so as to prevent additional opportunities for overlooking and loss of privacy. Furthermore, they are shown to have a modest projection of 150mm beyond the plane of the existing roof slope and as such are not considered to cause any undue harm to the character and appearance of the host dwelling or streetscene in general.

Having had regard to the above, Members may consider 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.**