

SECTION '2' – Applications meriting special consideration

Application No : 16/03621/FULL6

Ward:
Shortlands

Address : 36A Elwill Way, Beckenham BR3 6RZ

OS Grid Ref: E: 538588 N: 168280

Applicant : BYNES

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormer, part one/two storey rear extension and porch canopy

Key designations:

Conservation Area: Park Langley
Area of Special Residential Character
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 21
Smoke Control SCA 9

Proposal

The application seeks consent for roof alterations including a rear dormer and increased in the height of the roof by 575mm. The application also proposes a two-storey rear extension that would measure 2m in depth at first floor and 4m in depth at ground floor. The extension would span the full width of the dwelling. Finally, the application seeks the construction of a porch extension to the front of the property.

Location

The application relates to a two-storey detached residential dwelling south west side of Elwill Way, close to the corner with Whitecroft Way. The property is an infill development and the surrounding area is characterised by modest sized detached dwellings. The property is located within an Area of Special Residential Character and abuts the Park Langley Conservation Area, which runs along the west boundary of the property.

This case has been "called-in" by a ward Councillor.

Consultations

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

- Inaccurate plans
- Proposed development, given its substantial and dominant dormer roof would result, by reason of its design, scale and depth, in a building that does not respect the scale of the host dwelling or the special character of the area and setting of the adjacent conservation area.
- Increase in the ridge remains unchanged from the application that was refused. This increase gives greater bulk to the buildings on all elevations, including the streetscene, adjoining conservation area and neighbouring properties. The previous reason for refusal remains valid.
- The dormer is lower than the ridge line but this is minimal and not significant enough to make the dormer and roof less dominant
- There are doors and an external balcony on the dormer. Neighbouring gardens would substantially more overlooked.
- If the council is minded to approve the application then permission for the doors and balcony should be refused on the grounds of neighbouring privacy.
- 36A is an infill house and there may be covenants/restrictions should be checked.
- The area is characterised by large detached dwellings set within substantial gardens with views of gardens between the dwellings and the feeling of spaciousness.
- Site within the Langley Park Area of Special Residential character, with the character of a garden estate. Unsympathetic development would threaten the established character and residential amenity. Adjacent Conservation Area.
- Extension would substantially increase the bulk of the dwelling, increasing the flank elevation. The proposal would appear over dominant and would not complement the scale of the existing dwelling.
- Would fail to comply with policies H8, H10, BE1, BE11 and BE13.
- Unacceptable and insensitively designed form of development.
- The extension has been scaled back but would still represent an unacceptable impact on the visual and residential amenities of No 36 Elwill Way by reason of bulk, scale and depth
- Overdevelopment of plot.

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
 BE10 Areas of Special Residential Character
 B11 Conservation Areas
 BE13 Development Adjacent to Conservation Areas
 H8 Residential Extensions

SPG 1 General Design Principles
 SPG 2 Residential Design Guidance

Park Langley Conservation Area SPG

Appendix 1 of the Unitary Development Plan provides descriptions for each of the Areas of Special Residential Character. The Park Langley description is as follows:

"The original Edwardian Core of the Park Langley "garden suburb" is a Conservation Area. The remainder, built sporadically between the 1920's and 1950's, whilst not of the same exceptional standard, has the character of a garden estate given the quality and appearance of the hedges, walls fences and front gardens. The area, which comprises almost exclusively large detached two-storey family houses on generous plots, is bounded by Wickham Way to the West, by Barnfield Wood Road to the south, and by Hayes Lane to the north and east. It represents a coherent, continuous and easily identifiable area, which has maintained its character and unity".

Planning History

19/66/64 - Detached house with integral garage. Outline Permission granted on the 18/03/16. Subject to the following condition:

- (1) Detailed drawings of the approved development shall be submitted to and approved in writing by the LPA before any work commences and the development shall be carried out and completed in all respects in accordance with the drawings so approved before the buildings are occupied. Such drawings to show (a) the layout of the site, siting of buildings, means of access (b) the design and external appearance of the buildings. This permission is for a limited period only expiring on the 22nd March 1969 unless that before that date detailed drawings have been submitted to and approved by the LPA.

Reason: To ensure satisfactory layout (ii) does not prejudice the free flow of traffic and conditions of general safety along the neighbouring highway. (b) to ensure the proposed development does not prejudice the appearance of the locality (ii) in order to prevent an accumulation of permissions in respect of which no details have been submitted.

4942 - Four bedroom house and garage. Permission dated 9.9.66

19/66/1924 - Four bedroom house and garage. Permission dated 3.10.66.

Conditions:

- (1) Details of materials to be used in the external surface of the building shall be submitted and approved by the local planning authority before any work commences.

Reason: To ensure the proposed development does not prejudice the appearance of the locality.

16/01738/FULL6 - Roof alterations to incorporate rear dormer, two-storey rear extension and porch canopy. Refused on the 21.6.16 for the following reason:

1. The proposed rear extension and roof extension, by reason of their design, scale and depth would result in a bulky and dominant form of development, which would not respect or complement the scale of the host dwelling, harmful to the character and appearance of the host dwelling, special residential character of the area and setting of the adjacent Conservation Area contrary to Policy 7.4 of the London Plan (2015); Policies BE1 Design of New Development, BE10 Areas of Special Residential Character, BE11 Conservation Areas, BE13 Development Adjacent to Conservation Areas and H8 Residential Extensions of the Unitary Development Plan (2006).

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. Consideration should also be given to the previous reason for refusal.

Design

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

The application property is a modest two-storey infill development and is located within the Park Langley Area of Special Residential Character (ASRC) It also abuts the neighbouring Park Langley Conservation Area and is characterised by detached dwellings within spacious plots. The above has resulted in an open and spacious character, which provides distinct views between the properties. It is however noted that the properties within the locality do vary in terms of their form and architectural style.

The existing dwelling already represents an infill development, which is currently sits well within the plot and generally compliments the scale and form of neighbouring dwellings. The proposal has been amended since the previous refusal and the rear extension at first floor level has been reduced by 2m. It would now therefore measure 2m in depth at first floor and 4m in depth at ground floor. The proposed dormer has also been marginally set down at roof level and no longer incorporates a continuous ridge line. The height of the building would be raised by 575mm at ridge level.

As noted above, the application property is an infill development and the size of the plot is shorter than neighbouring examples. Architecturally, there are a wide variety of dwellings within the streetscene but there is no defining style. The proposed extensions would be contained to the rear of the property but would be visible from the public realm and adjoining Conservation Area (CA). In terms of massing, the reduction in the depth of the first floor rear extension has reduced the bulk of the property as a whole and is considered to be more complementary in terms of its scale and proportions. The existing dwelling is not overly large, but the additional depth at ground and first floor levels would not result in a property which is

disproportionately larger than neighbouring examples. It is considered that it would have an acceptable footprint in terms of its plot size and ample amenity space would remain. The increase in ridge height would also not appear incongruous within this setting given the detached nature of the property and wide architectural variety of neighbouring development.

The dormer has also been set down at ridge level and would incorporate a pitched roof. The face of the dormer, in terms of its glazing pattern and fenestration arrangement, is not particularly sympathetic to the appearance of the property, however it would face the rear garden and this detail would only be seen from neighbouring gardens. The height of the dwelling at ridge level would increase by 575mm, which has been reduced since the previous refusal. The size of the dormer is not considered to be overly large and it has been set back from each roof pitch, and from the eaves line. The reduction in the depth of first floor extension and changes to the dormer are now more in keeping with the appearance and scale of the host dwelling, and they would no longer appear as bulky and visually dominant from the streetscene. The spacious character and setting of the ASRC and CA would therefore be retained. Subject to the use of matching materials, which could be controlled by way of a condition, it is considered that the revised scheme has satisfactorily addressed the previous reasons for refusal. It would therefore not result in significant harm to the character and appearance of the host dwelling, streetscene and special interest of the ASRC. The site is also located adjacent to the Park Langley Conservation Area, but is not directly within it. The proposal would no longer appear overly prominent from the public realm and would therefore have a neutral impact on its character and appearance

The application also seeks consent for a porch. This structure would have a porch overhang, supported by pillars. Visually, this would not appear intrusive within the streetscene and is of a size and scale that would have limited impact on the host dwelling.

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.

The main impact of the proposal would be on the immediate neighbouring occupiers.

No 36 Elwill Way is located to the south east of the application site. The building is set back from the application property, meaning that the rear elevation currently projects beyond the rear elevation of No 36A. The proposed extension would not project beyond this neighbouring property. There is also a detached garage at No 36, which abuts the common side boundary with the host dwelling. This layout and setback would ensure that the development would not appear overly intrusive or dominant for this neighbouring property. There are a number of windows within the flank elevation of No 36, however these windows appear to serve non-habitable rooms and there would also be a modest setback between the dwellings. Together

with the orientation of the site, no significant loss of light or overshadowing is anticipated.

No 23 Whitecroft Way is set at a right angle to the application property, with its rear elevation and rear garden facing the flank elevation of the development. This property is located north west of the application site and has been extended by way of a side extension. The property is located within a generous plot and is situated on an open corner at the junction of Whitecroft Way and Elwill Way.

No 23 already experiences some degree of visual incursion at the end of the garden due to the flank elevation of the existing property. The increase in the depth and height of the dwelling would add to this existing bulk and would therefore make the neighbouring garden marginally more enclosed. However, the development is set some 20m from the rear wall of neighbouring property and the neighbouring garden measures approximately 20m in width. No 23 is also located on an open corner, meaning that there is an open prospect to the north. This arrangement would ensure that an acceptable level of openness would be maintained. Whilst it is acknowledged that there would be some impact from the bulk of the extension, it is considered that the existing building arrangement, size of neighbouring garden and location on the corner would sufficiently mitigate this harm and would not be a sufficient reason to withhold planning permission.

In regards to light, the orientation of the building, in relation to No 23, may result in some additional overshadowing during the morning hours. However, the size of the extension, existing built form of No 36a in relation to No 23, and depth/width of the rear garden are factors that limit this harm. On balance, it is considered that any overshadowing would be on balance acceptable.

In respect of overlooking and a loss of privacy, there is already an established degree of overlooking towards the rear of the property. The proposed dormer would result in neighbouring gardens being marginally more overlooked due to its elevated position and Juliette balcony however this is not considered to be significantly worse than the established position.

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 harm to the character and appearance of the dwelling, special interest of the ASRC and setting of the adjacent Conservation 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.