

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 16/03364/FULL6

**Ward:**  
**Copers Cope**

**Address :** 4 Edgefield Close Beckenham BR3 1DJ

**OS Grid Ref:** E: 537125 N: 170559

**Applicant :** Ms Toni Mount

**Objections :** YES

### **Description of Development:**

Construction of a pergola adjacent to the rear boundary. RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Area  
Green Chain  
London City Airport Safeguarding  
Metropolitan Open Land  
Smoke Control SCA 12

### **Proposal**

The application seeks retrospective planning permission for an enclosed Pergola in the rear garden of no.4 Edgefield Close, Beckenham.

The structure is located in the south-east rear corner of the garden and measures 3.44m in width, by 2.38m in length, with a height of 2.5m constructed on a raised platform of 0.2m. The structure has been constructed adjacent to the rear boundary fence abutting the southern and eastern boundaries.

### **Location**

The application site comprises a detached dwellinghouse located on Edgefield Close, Beckenham. The property is part of a new development including 48 dwellinghouses on land formerly used by Kent County Cricket Club. As such, the land lies within Metropolitan Open Land (MOL) which has now been developed.

### **Consultations**

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

The neighbouring property at 9 Daleworth Close, Beckenham objected to the proposal stating:

- The height of the structure results in a negative impact on our outlook
- The Pergola is constructed on a raised platform so when in use occupants have direct view over our boundary fence. This has a negative impact on our privacy

## **Planning Considerations**

The application falls to be determined in accordance with the following policies:

Unitary Development Plan

BE1 Design of New Development

H8 Residential Extensions

G2 Metropolitan Open Land

## **Planning History**

The property is part of a new development granted permission in 2012 (under ref: 11/02140/OUT). As part of the approval a number of conditions were imposed on development, including the removal of permitted development rights under Classes A, B, C or E of the legislation preventing alterations and extensions to the property including outbuildings (condition 10 of the approval).

A details pursuant application to the original permission was granted under ref: 13/02555/DET.

## **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.

The property is located within land designated as MOL. However, following a grant of planning permission in 2012, as detailed above, for a scheme of 48 new houses as well as buildings related to Kent County Cricket Club, much of this section of MOL has been developed. As such, any further residential development to the existing dwellings (as granted permission) of this nature are not considered to result in any further harm to the MOL. However, consideration must still be given as to the impact of the development on the character of the area in general, now developed, and the amenities of the neighbouring residential properties.

## **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 respects the scale and form of the host dwelling and are compatible with surrounding development. The overall design, size and proportions of the proposal are considered to be acceptable and in keeping with the design of the existing dwelling and the character of the local area.

The existing structure is not considered to have an unduly harmful impact to the character of the surrounding area. The structure is confined to the rear of the property, not visible from public areas. As a result, the development does not detract from the existing street scene. Furthermore, the building has been constructed to a high quality finish and the materials used reflect the existing development, creating an attractive setting.

### Residential Amenity

The main consideration is therefore whether the proposal gives rise to an unacceptable loss of amenity to neighbouring occupiers. 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.

Comments received from the neighbouring property at number 9 raises concerns in regards to overlooking and loss of privacy caused by Pergola, which is constructed on a raised platform of approximately 0.2m. It was noted on the site visit due to the raised platform the development does result in overlooking into the neighbouring gardens when standing. Whilst this is a concern, consideration should be taken in regards to the width and length of the structure, which is modest. As such, the development would predominately be used as a seating area for three/four people at a time, thus reducing fears that the development could be used for a large number of people, which would give rise to a significant level of overlooking and loss of privacy to neighbouring occupiers. On this basis it is considered on balance that the development is acceptable.

Taking into account the above, Members may therefore consider that in so far as the design and appearance of the outbuilding and the impact on neighbouring amenities, the development would accord with Policies H8 and BE1 of Bromley's Unitary Development Plan, which seek to ensure that the proposal is of a high standard of design, that it would not adversely affect the character and appearance of the area, and would not cause undue harm to the amenities of the neighbouring residential properties as to warrant a refusal of the application.

### **RECOMMENDATION: PERMISSION**

**Subject to the following conditions:**

- 1 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.**