

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

Application No : 16/04371/FULL6

Ward:
Penge And Cator

Address : 26 Albert Road, Penge, London
SE20 7JW

OS Grid Ref: E: 535661 N: 170539

Applicant : Ms Veronica Branton

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

Conservation Area: Alexandra Cottages
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 33

Proposal

The application seeks planning permission for a single storey rear extension. The proposed extension will replace an existing single storey rear structure with a partly pitched partly flat roof which extends 3.5m from the rear of the two storey dwelling with a new 5.2m deep flat roofed single storey extension. The proposed extension will have a parapet to a height of 3m and will extend along the boundary with no. 25 for a width of 5.6m, projecting 0.6m beyond of the side wall of the main dwelling. It is shown to be constructed of brickwork to match the existing dwelling with aluminium sash windows and timber doors.

Location

The application site comprises a two storey semi-detached dwellinghouse located on the western side of Albert Road, Penge. The property is locally listed, along with the surrounding dwellings, and lies within the Alexandra Cottages Conservation Area.

The Alexandra Cottages Conservation Area is located in Penge in the north West of Bromley Borough. The conservation area is a compact estate of mid-late Victorian artisans cottages off Parish Lane. It includes properties in Albert Road, Edward Road, Hardings Lane, Parish Lane, Princes Road, and Victor Road.

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.

Comments from Consultees

The Advisory Panel for Conservation Areas (APCA) has raised objections with regards to overdevelopment, bulk, poor design and have stated that the projection from the flank wall is not desirable.

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 Locally Listed Buildings
BE11 Conservation Areas
H8 Residential Extensions

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance
Supplementary Planning Guidance Alexandra Cottages Conservation Area

London Plan Policy 7.4 Local Character
London Plan Policy 7.8 Heritage Assets and Archaeology

The National Planning Policy Framework (NPPF) is also a material consideration.

Planning history

Under ref: 08/00286/FULL6, planning permission was granted for a single storey rear extension.

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 the area in general, with particular regard to the locally listed designation and location with the Alexandra Cottages Conservation Area, as well as the impact that it would have on the amenities of the occupants of surrounding residential properties.

Character and Appearance

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 BE10 looks specifically to ensure that any alteration or extension to a locally listed building is sympathetic to the character, appearance and special interest of the building and will respect its setting. Policy BE11 also seeks to ensure that developments within conservation areas will preserve or enhance the character and appearance of the conservation area by respecting or complimenting the layout, scale, form and materials of existing buildings.

Policy 7.4 of the London Plan seeks that buildings should provide a high quality design that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass and contributes positively to the character of the area. In addition, Policy 7.8 of the London Plan states that development

affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. 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.

The property is located within the Alexandra Cottages Conservation Area which is also covered by an Article 4 direction restricting the permitted development rights of the property. The property is also locally listed along with the other properties within the road and surrounding area.

Paragraphs 6.49 to 6.52 of the Alexandra Cottages Conservation Area SPG relate specifically to extensions and states that the rear elevation is the preferred location of extensions and that these should be limited to single storey and should not be so big as to cover the entire rear garden. In addition, it states that "extensions should reflect the traditional style, proportions, materials and details of the buildings within the conservation area".

Objections have been received from the Advisory Panel for Conservation Areas (APCA) with regards to the size and bulk of the extension. However, there are a number of similar single storey rear extensions within the street, including at both No.'s 25 and 27 which neighbour the site. The property itself also benefits from an existing, albeit smaller, rear extension which is shown to be removed to facilitate the proposed extension. The total rearward projection of the extension of 5.2m from the two storey rear elevation is substantial, but would extend only 0.57m beyond the existing extension at no. 25, and would extend over existing hard landscaping at the rear to maintain the existing grassed rear garden.

The maximum height of the extension which includes the perimeter parapet would be 3m, which is around 0.3m higher than the existing extension at the adjoining semi. The extension is shown to be constructed of brickwork to match the existing dwelling and will incorporate sash windows, again to match the proportions and style of the existing windows. Therefore, taking this into account, Members may consider that the size and design of the extension respects the surrounding scale and form of development and preserves the character and appearance of both the host dwelling and the conservation area within which it lies.

APCA also raised concern with regards to the projection of the extension beyond the side wall. Paragraph 6.50 of the Alexandra Cottages SPG does state that rear extensions should "ideally not project beyond the flank wall of the house", but goes on to state that this is to ensure adequate space around and between buildings and to avoid visual terracing or the appearance of cramped development. The proposed extension is shown to project 0.6m beyond the side wall of the main dwelling. However, this would be no further than the existing single storey rear structure which also currently projects 0.6m beyond the main flank wall. It is acknowledged that the height of the extension would be greater than existing, but given its set back from the street the visual impact of this from the road would be minimal. It would also be partly obscured by the existing side porch at the dwelling.

In addition, the extension would retain a separation of 1.4m to the side boundary helping to ensure adequate space between the application dwelling and neighbouring property at no. 27 and preventing the appearance of terracing. It should also be noted that a number of similar extensions exist within the road and as such the extension would not be out of keeping with the prevailing character within the streetscene.

Taking all the above into account, Members may consider that the proposed extension would accord with the aims and objectives that Policies H8, BE1, BE10, BE11 and the Alexandra Cottages SPG seek to achieve in respect of the design and scale of the extension.

Impact on neighbouring amenity

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 proposed extension will abut the boundary with the adjoining semi at No. 25, but is shown to extend only 0.56m beyond the existing extension at this adjoining dwelling. Given this and the modest height of 3m, it is not considered to result in any undue harm to the amenities of this neighbouring dwelling.

The extension will maintain a separation of 1.4m to the side boundary shared with no. 27 and will not extend beyond the rear of this existing dwelling, which also benefits from a single storey rear extension. The proposed extension includes two windows within the flank elevation facing No. 27. It is noted that this neighbouring dwelling also benefits from windows and a door within the ground floor flank elevation which faces the application site and as such the proposed windows would look towards these existing windows. However, there is also a window and door within the flank elevation of the existing single storey structure at no. 26 and therefore there is already a degree of mutual overlooking between the properties. Taking all this into account, the proposed extension is not considered to result in any additional loss of privacy, nor any significant loss of light or outlook.

Taking the above all into account, Members may consider that the siting, size and design of the proposed extension is acceptable, and would not result in any significant harm to the character and appearance of the host dwelling or the Alexandra Cottages Conservation Area in general nor the amenities of the host or neighbouring properties. Therefore, the extension is considered to accord with the aims and objectives of Policies BE1, BE10, BE11 and H8 of the UDP as well as the Alexandra Cottage SPG, and Policies 7.4 and 7.8 of the London Plan.

Background papers referred to during production of this report comprise all correspondence on the file, 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.