

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

Application No : 16/05798/FULL6

Ward:
Kelsey And Eden Park

Address : 69 Broomfield Road Beckenham
BR3 3QB

OS Grid Ref: E: 536504 N: 168498

Applicant : Mr Nelson Teixeira

Objections : YES

Description of Development:

Part one/two storey side extension to include side dormer, roof alterations to include front and rear rooflights, single storey rear extension and decking to rear.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 18

Proposal

The application seeks permission for the addition of a part one/two storey side extension to include side dormer, roof alterations to include front and rear rooflights, a single storey rear extension, and decking to the rear.

The proposed part one/ two storey side extension would replace the existing single storey garage which is to be removed. It would have a depth of 9.8m at ground floor level and 9m at first floor level, with a width of 2.42m. The first floor element would be set in approximately 0.8m from the front projection at ground floor level. The roof of the extension would match the ridge and eaves height of the existing dwelling at first floor level, and would feature a side dormer. Three rooflights would also be added to the front roofslope of the property. The ground floor element would feature a flat roof with a height of 2.8m.

The extension would adjoin a proposed single storey rear extension. This element would project a further 0.9m from the rear of the proposed side extension for a width of 4.2m. It would then increase in depth to 3m for a width of 3.6m. The extension would feature a flat roof with a height of 3m featuring three rooflights, which would project the full width of the proposed dwelling for a depth of 3m so as to also provide a canopy for part of the proposed decking.

The decking to the rear would project 2m beyond the rear of the proposed single storey element and would wrap around the side of the proposed extension. It would be raised approximately 0.2m from ground level.

Location

The application site hosts a two storey end of terrace dwelling located on the eastern side of Broomfield Road, Beckenham. The southern flank boundary of the site adjoins the rear of the properties which face onto Eden Park Avenue.

The site is not located within a Conservation Area, nor is it Listed.

Consultations

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations were received;

- Object to large window less than 1m from patio of neighbouring property that would result in loss of privacy.
- Three new windows for the stairs would also directly overlook neighbouring garden - no objection to these if they were obscure glazed.
- No objection to the height or other dimensions of the plans.

Highways Officers raised no objections to the proposal.

Planning Considerations

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

National Planning Policy Framework (NPPF) (2012):

The NPPF confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

London Plan (2016):

7.4 Local Character

7.6 Architecture

Unitary Development Plan 2006

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

Draft Local Plan 2016

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that submission of the draft Local Plan to the Secretary of State will occur in the early part of 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 6 Residential Extensions
Draft Policy 8 Side Space
Draft Policy 37 General Design of Development

Planning History

The site has previously been the subject of the following applications;

- 87/00266/FUL - Single storey side extension for granny annexe - Permitted 04.03.1987
- 03/00228/FULL6 - Single storey rear extension - Permitted 26.02.2003

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.

Design

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policy BE1 states that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. Policy H8 states that the design and layout of proposals for the alteration or enlargement of residential properties will be required to (i) the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area and (ii) space or gaps between buildings should be respected or maintained where these contribute to the character of the area.

The Council will normally expect the design of residential extensions to blend with the style and materials of the main building. Where possible, the extension should incorporate a pitched roof and include a sympathetic roof design and materials.

The proposed extension would have a modest width and would provide a continuation of the existing ridge and eaves height. The proposed side dormer element would have a reduced height to maintain a subservient appearance to the main dwelling. The extensions are sympathetically designed to complement the host building, with the first floor set back from the front and the proposed materials to match the existing. As such the extension would not appear overly bulky or dominant within the street scene, and would not detract from the character and appearance of area generally.

Side Space

Policy H9 requires a minimum of 1m side space to be provided for proposals of two or more storeys in height, and this should be retained for the full height and length of the flank wall or building. Furthermore, where higher standards of separation exist proposals are expected to provide a more generous side space.

The southern flank boundary of the site tapers so that the proposed side extension would provide a side space of 1.59m to the front and 0.875m to the rear. The first floor element would provide a side space of between 1.535m and 0.93m. Whilst

the development would not provide a minimum side space of 1m the proposal would not result in a terracing effect between the extension and any neighbouring property and the proposed extension would also not cause a cramped appearance within the wider streetscene. Given the generous side space provided towards the front of the extension, and that there is a considerable distance to the other properties adjoining this boundary which face Eden Park Avenue, the proposal would not result in a cramped appearance and would not result in a detrimental impact to the spatial standards of the area. As such, it is considered that the proposal does not conflict with the reason for the side space policy and as such is compatible.

Impact on residential amenity

Policy BE1 (v) states that the development should respect the amenity of occupiers of neighbouring building and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing. This is supported within Policy 7.6 of the London Plan.

In terms of the impact on the adjacent neighbours, the proposed extension would project 2.42m closer to the properties facing Eden Park Avenue at first floor level and 4m further to the rear than the existing garage. However, the extension would not project beyond the rear of the existing property at first floor level and would not exceed the height of the existing roof. Furthermore, the orientation of the properties is such that the extension would not result in any significant loss of light to the rear gardens, and there is a significant distance to the rear of these dwellings. A single storey garage adjacent to the rear of No.17, adjacent to the rear boundary, would also partially mitigate the impact of the extension. Given the above, the proposal is not considered to result in significant harm in terms of loss of light and outlook to the properties facing Eden Park Avenue.

Concerns have been raised regarding potential for overlooking from the proposed flank windows to the properties facing Eden Park Avenue. The submitted plans indicated that the upper floor windows serving the staircase would be obscure glazed and this would prevent any significant opportunities for overlooking.

The ground floor element of the extension includes a playroom which features a ground floor flank window directly facing the rear boundary with No.17 Eden Park Avenue. Concern has been raised from neighbours regarding loss of privacy, however given the window is at ground floor and the rights afforded under permitted development to allow the insertion of flank windows at ground floor without consent it is considered that on balance the proposal would not result in a significant loss of privacy.

In terms of the impact to No.67 Broomfield Road the proposed single storey rear element would project 1m further to the rear than the existing conservatory. Furthermore, No.67 benefits from an existing rear extension which would mitigate the impact of the proposed rear extension. With regards to the first floor element this would not be visible from this property. It is therefore considered that the proposal would not result in any significant harm to the amenities of No.67.

The proposed decking would project 2m beyond the rear of the proposed single storey element and would wrap around the side of the proposed extension. It would be raised approximately 0.2m from ground level. Given the modest height of the proposed decking and the rights currently afforded under permitted development which allow for decking to a maximum height of 0.3m above natural ground level it is considered that the proposal would not result in any significant opportunities for overlooking and is an acceptable addition to the property.

Highways Impacts

The proposed side extension would also result in the loss of the existing garage, however the dimensions of this are below the Council's preferred size and it currently has limited use for parking, though it would offer refuse and cycle storage. The increase in the number of bedrooms would potentially increase parking demand associated with the dwelling. The existing drive is proposed to be widened but looks as if it would be too narrow to readily accommodate 2 cars parked off street. However, Broomfield Road is a wide residential street capable of accommodating parking on both sides without detriment to the free flow of traffic or condition of safety in the Highway, and is not subject to waiting restrictions. Therefore, Highways Officers raised no objections to the proposal, subject to conditions.

Conclusion

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 a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref: 16/05798/FULL6 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 Before the development hereby permitted is first occupied the proposed window(s) in the southern first floor flank elevation and dormer shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.

REASON: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan.

- 5 No windows or doors shall at any time be inserted in the first floor southern flank elevation(s) of the extension hereby permitted, without the prior approval in writing of the Local Planning Authority.

REASON: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 6 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

- 7** Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy 4A.14 of the London Plan and Planning Policy Statement 25.

You are further informed that :

- 1** You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.