

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

Application No : 17/00277/FULL6

Ward:
Kelsey And Eden Park

Address : 5 Forest Ridge, Beckenham BR3 3NH

OS Grid Ref: E: 537204 N: 168936

Applicant : Mr Allan Stanton

Objections : NO

Description of Development:

First floor side extension, roof alterations to incorporate rooflights to rear, elevational alterations.

Key designations:

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

Proposal

The application seeks planning permission for a proposed first floor side extension, roof alterations to incorporate rooflights to the rear and elevational alterations.

The proposed first floor side extension will have a height to match that of the ridge height of the host dwelling, with a hipped roof design. The extension would have a maximum width of 2.3m at the front and 9.2m in depth to provide an additional bedroom and enlarge the existing bathroom and 3rd bedroom. The elevational alterations include the installation of two new windows to the rear elevation at first floor level.

The application site is a two storey semi-detached dwellinghouse located on the south side of Forest Ridge, Beckenham.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received.

Planning Considerations

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

National Planning Policy Framework:

Chapter 7- Requiring Good Design

London Plan:

Policy 7.4 Local character
Policy 7.6 Architecture

Unitary Development Plan:
BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

SPG1 General Design Guidance
SPG2 Residential Design Guidance

According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

As set out in paragraph 216 of the National Planning Policy Framework, emerging plans gain weight as they move through the plan making process.

The following emerging plans are relevant to this application.

Draft Local Plan

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 the submission of the Local Plan to the Secretary of State will be in the early part of 2017.

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

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

Policies H8, H9, 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 H9 of the UDP and Draft Policy 8 of Bromley's emerging Local Plan requires planning proposals for two or more storeys in height, including first floor extensions to retain a minimum 1 metre space from the side boundary for the full height and depth of the proposal. The Council considers that the retention of space around residential buildings essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. Furthermore, Policy H9 seeks to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas.

The host dwelling is situated on a bend in the road which means the site's layout narrows towards the back end of the site, with the host dwelling only retaining a side space to the western corner of the dwelling of 0.8m. However, the submitted plans outline that the development will incorporate a side space from the shared boundary with No. 3 of approximately 2.5m to the front of the host dwelling.

Whilst the proposal does not provide a 1 metre side space for the full height and depth of the proposal the development is considered to be acceptable and in accordance with the Policy objectives of H9. Given that the proposal would retain a side space of 2.5m to the boundary line to the front of the property. As a result, the proposal would not appear cramped within its plot size nor lead to any unrelated terracing from occurring, or have a detrimental impact to the spatial standards of the surrounding area, when considering the aforementioned.

Furthermore, it is considered that proposal is of a high quality design; with a hipped roof which would enhance the architectural qualities of the host dwelling, whilst preserving the character of the street scene, compliant with Policies BE1 and H8 of the UDP and London Plan Policy 7.4.

Impact on Residential 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.

It is noted that the existing dormer already benefits from side windows and whilst the neighbouring property No.3 also already has flank windows in the dormer on balance it is considered that the proposal would not lead to any increase in loss of privacy over and beyond the current situation.

Summary

Taking into account the above, Members may therefore consider that the development in the manner proposed is on balance acceptable. Whilst it is recognised that the proposal would fail to retain a 1 metre side space from the shared boundary with No.3 for the full height and depth of the proposal. There is adequate separation from the boundary to the front of the proposal, which would be visible from the street scene, whereas the rear of the property is set away from public vantage points. As a result, it is considered that the proposal would comply with the Policy objectives of H9 of the UDP.

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.