

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

Application No : 17/01366/FULL6

Ward:
Kelsey And Eden Park

Address : 22 Birchwood Avenue, Beckenham
BR3 3PZ

OS Grid Ref: E: 536787 N: 168559

Applicant : Mrs Amy Jenner

Objections : YES

Description of Development:

Single storey rear extension and steps

Key designations:

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

Proposal

Planning permission is sought for a proposed single storey rear extension with steps. The proposed extension will have a depth of 3.3m, a width of 5.8m and a height to the eaves when measured from ground floor level of 3.3m, with an overall height to the pitched roof of 4.5m. The proposal also includes a raised patio area due to the topography of the land. The raised patio will have a depth of 2.6m with a height of 0.6m, with steps.

The application site is a two storey end of terrace property located on the west side of Birchwood Avenue, Beckenham.

Consultations

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

- We have a Marshall decorative party wall adjoining 22 Birchwood Avenue and are concerned that the proposed extension will make my wall unstable and have to be demolished

It should be noted that this is a civil matter which the Local Planning Authority will not become involved in.

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

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 draft Local Plan will be submitted to the Secretary of State in mid-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 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, 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. In particular, Paragraph 60 of the NPPF states that it is proper to seek to promote or reinforce local distinctiveness. Whilst London Plan Policies 7.4 and 7.6 seek to enhance local context and character, as well as encouraging high quality design in assessing the overall acceptability of a proposal.

The proposed single storey rear extension is not anticipated to have a detrimental impact to the character of the surrounding area. The proposed rear extension would be sited to the rear of the host dwelling, well-screened from public vantage points, set into the gradient of the site. Furthermore, the materials for the external surfaces of the building would complement those of the host dwelling, and the design and form of the extension would be sympathetic to that of the host property.

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.

Whilst it is acknowledged that the proposal may lead to a reduction in outlook to the adjoining occupiers this is not considered significant enough to warrant refusal. In addition, the proposal would not lead to a loss of sunlight given the orientation of the sun. Furthermore, the proposed raised patio area is not considered to be detrimental to the occupiers of No.20. It was noted on the site visit that properties in this section of the road, including the host property, benefit from an area of raised patio/decking due to the topography of the land. Taking this into account the proposed patio area would not give rise to loss of privacy by way of overlooking, when considering the topography of the land.

In regards to the neighbouring property at No.20 it was noted that there is significant space and gaps between the two properties due to the existing side access. Taking account of the substantial separation between the two properties no such loss of amenity is foreseen to the occupiers of No.20.

Summary

Taking into account the above, Members may therefore consider 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.17/01366/fFULL6, 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.