

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

Application No : 17/01659/FULL6

Ward:
Shortlands

Address : 11 Top Park Beckenham BR3 6RU

OS Grid Ref: E: 539093 N: 167894

Applicant : Mrs T Smith

Objections : NO

Description of Development:

First floor side extension, conversion of garage to habitable accommodation and front porch

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 21
Smoke Control SCA 9

Proposal

The application seeks planning permission for a first floor side extension, conversion of garage to habitable accommodation and front porch.

The proposed first floor side extension will extend above the existing garage projecting 2.6m in width and 5.9m in length. The front of the extension will extend in line with the existing first floor front elevation of the dwelling and it will have a hipped roof with an eaves and ridge height set lower than the eaves and ridge of the main roof of the existing dwelling.

The proposed front porch will extend in line with the front of the existing garage for a width of 2.6m. It will have a small pitched roof sloping to the sides and front which will also extend across the existing garage. The existing garage is also shown to be converted into a study and utility room with the garage door replaced with a window.

The existing property is shown to be painted white and the proposed extension is shown to be white painted render to match with a clay tiled roof.

Location and Key Constraints

The application site comprises a two storey semi-detached dwellinghouse located on the southern side of Top Park, Beckenham. Top Park comprises semi-detached

and detached dwellinghouses of a similar size and design. The property lies within the Park Langley Area of Special Residential Character (ASRC).

Comments from Local Residents and Groups

Nearby owners/occupiers were notified of the application and one representation supporting the application was received which can be summarised as follows:

- The proposed extension is in line with other extension in the road

Comments from Consultees

The Council's Highways Officer has advised that the development will result in loss of one parking space by partial conversion of the garage to a habitable accommodation. However, there are spaces available within the site's curtilage which would be utilised for parking, and therefore on balance as it is a small development no objection is raised to this proposal.

Planning Considerations

Policy Context

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

According to paragraph 216 of the NPPF decision makers 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).

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 closes 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 mid-2017.

These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

The development plan for Bromley comprises the Bromley UDP (July 2006), the London Plan (March 2016) and the Emerging Local Plan (2016). The NPPF does not change the legal status of the development plan.

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

London Plan Policies

7.4 Local character

Unitary Development Plan

H8 Residential extensions

H9 Side Space

H10 Areas of Special Residential Character

BE1 Design of new development

Draft Local Plan

6 Residential Extensions

8 Side Space

37 General Design of Development

44 Areas of Special Residential Character

Supplementary Planning Guidance

SPG1 - General Design Principles

SPG2 - Residential Design Guidance

Planning History

The relevant planning history relating to the application site is summarised as follows;

Under ref: 92/01244/FUL, a Section 73A application was granted for the installation of a satellite dish.

Under ref: 02/03934/FULL1, planning permission was granted for a single storey rear extension.

Conclusions

The main issues to be considered in respect of this application are:

- Design and Scale
- Impact on Neighbouring amenity

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

London Plan and UDP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design. In particular 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.

Policies H8 and BE1 of the UDP 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. In addition, Policy H10 relates specifically to proposals within ASRC's and seeks that all development respects and complements the established and individual qualities of the individual areas.

Policy BE1 of the UDP also seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

The proposed first floor side extension and front porch will result in a development which is similar to other extensions within the road including the existing extension at the adjoining semi (no. 13). The rendered sections of the existing dwelling are shown to be painted white and proposed extensions are shown to be painted white render to match, which will match the adjoining semi at no. 13 as well as the neighbouring property at no. 9.

The flank wall of the existing garage, which the first floor side extension will sit above, has an existing side space to the eastern side boundary of 0.97m. Policy H9 of the UDP normally requires a minimum of 1m side space for a development of two or more storeys in height. However, it should be noted that the objectives of the policy, as set out in the explanatory text, are that "the retention of space around residential buildings is 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. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas."

In this instance, the roof design and height of the extension will ensure that the extension does not appear visually dominant and will ensure a greater degree of space is maintained between the dwellings at roof level, as well as the 0.97m between the flank wall of the proposed first floor extension and existing ground floor and the side boundary, with additional separation provided from the boundary to the flank wall of the neighbouring dwelling (no. 9). There are no windows located

within the flank wall of the neighbouring dwelling at no. 9 and none within the proposed extension and therefore, the amenities of the neighbouring property will not be harmed. Therefore, Members may consider that in this instance the proposal complies with the objectives of Policy H9.

CIL

The Mayor of London's CIL is a material consideration. CIL is not payable on this application.

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.

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.