

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

**Application No :** 17/02615/FULL6

**Ward:**  
**Copers Cope**

**Address :** 3 Olyffe Drive Beckenham BR3 5HF

**OS Grid Ref:** E: 538175 N: 169790

**Applicant :** Mr sing man

**Objections : YES**

**Description of Development:**

Single storey rear extension

**Key designations:**

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 12

**Proposal**

Planning permission is sought for the construction of a single storey rear extension. The extension would project 3.0m, 5.9m wide with a flat roof to a maximum height of 2.9m. The new extensions will be finished in facing brickwork to match the host building.

**Location**

The application site is a two-storey mid-terraced dwelling located on the eastern side of Olyffe Drive.

The property is not in a Conservation Area and is not a Listed Building. The surrounding area is mainly residential in nature.

**Consultations**

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

- How are the three beams to be installed?
- Drawings show three pillars and anticipated foundations, are these to be built into the original foundations because of the three beams?
- We share a party wall and the rear of the properties are not in-line, further clarification is required over the detail "A" and section "Y" on the proposed plans.
- Concern over loss of light to both adjoining neighbours as the properties already have reduced levels of light given the large trees on the boundary with Briary Lodge.
- Do not object to a conservatory being built like other neighbours.
- Concerned that the proposal is an overdevelopment and unsuitable for this type of property.

*Please note the above is a summary of objections received and full text is available on the planning file.*

*It should also be noted that issues raised regarding further clarification have been provided; plans have been discussed in detail with the objector and the case officer on site.*

## **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.

Chapter 7 - Requiring Good Design

The London Plan (2015):

Policy 7.4 Local Character

Policy 7.6 Architecture

Unitary Development Plan (2006):

BE1 Design of New Development

H8 Residential Extensions

Draft Local Plan (2016):

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

The most relevant draft Local Plan policies include:

Draft Policy 6 Residential Extensions

Draft Policy 37 - General Design of Development

Other Guidance:

Supplementary Planning Guidance 1 - General Design Principles

Supplementary Planning Guidance 2 - Residential Design Guidance

## **Planning History**

Olyffe Drive was constructed as part of the re-development of 52-54 The Avenue under Planning Ref: 76/807 for the formation of access road and erection of 9 two-storey three-bedroomed houses each with attached garage and 9 two-storey three-bedroomed houses each with integral garages. With this consent permitted development rights were removed under condition 3 which stated:

Notwithstanding the provisions of Class I (1,2 and 3) and Class II (1) of the Schedule I of the Town and Country Planning General Development Order 1973, no development shall be carried out within the curtilage of any dwelling other than with planning permission previously granted by the Local Planning Authority under Part III of the Town and Country Planning Act 1971.

## **Conclusions**

It is considered the planning issues and considerations relate to:

- o Design and bulk;
- o Neighbouring amenity; and

- o Mayoral CIL.

Design and Bulk:

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 single storey rear extension proposes a flat roof to the extension resulting in a modern and contemporary design approach which contrasts against the host building. Given that views of this element would be restricted to the rear of the property, flexibility can be shown in terms of assessing the design and as such it is considered that the extension would not appear overly bulky or dominant, and would not detract from the character and appearance of area generally given its limited size.

The proposal would be considered to complement the character and appearance of the host dwelling and for these reasons, it is considered that the proposed development is acceptable and complies with policy on design.

Neighbouring 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.

The single storey rear extension is similar in terms of depth to the existing extension at No. 1 Olyffe Drive (which does not benefit from planning permission, however appears to have been in site for over 4 years and as such maybe immune from any Enforcement Action) as such given its limited size and dimensions it is considered that it would not result in any significant impact on neighbouring amenity in terms of un-neighbourly sense of enclosure and loss of daylight / sunlight, to the detriment of the neighbouring occupiers at No.1.

With regards to No. 5 to the south, the properties have a staggered rear elevation and the proposed extension would only project 1.5m beyond the rear elevation and as such it is considered that the proposed extension would not result in any significant impact on neighbouring amenity in terms of un-neighbourly sense of enclosure and loss of daylight / sunlight, to the detriment of the neighbouring occupiers.

For these reasons, it is considered that the proposed development is acceptable and complies with policy on neighbouring amenity.

Mayoral Community Infrastructure Levy (CIL):

The Mayor has introduced a London-wide Community Infrastructure Levy (CIL) to help implement the London Plan, particularly policies 6.5 and 8.3. The Mayoral CIL formally came into effect on 1st April, and it will be paid on commencement of most new development in Greater London that was granted planning permission on or after that date. The Mayor's CIL will contribute towards the funding of Crossrail. The Mayor has

arranged boroughs into three charging bands. The rate for Bromley is £35 (plus indexing) per square metre.

The current application is not liable to this requirement.

**Summary:**

Having had regard to the above, Members are asked to consider if the proposed construction of a single storey rear extension is acceptable as detailed in the report. It is considered that the development has been carefully and sympathetically designed to ensure that the proposal would not result in amenity implications that would harm the quality of life of neighbouring occupiers.

Accordingly, and taking all the above into account, it is recommended that planning permission be granted in line with the conditions contained within this report.

Background papers referred to during production of this report comprise all correspondence on the file ref: 17/02615/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.**