

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

**Application No :** 17/02608/FULL6

**Ward:**  
Penge And Cator

**Address :** 26 Kings Hall Road Beckenham BR3 1LU

**OS Grid Ref:** E: 536045 N: 170054

**Applicant :** Mrs Debbie Lane

**Objections :** YES

**Description of Development:**

Single storey rear extension

**Key designations:**

Conservation Area: Aldersmead Road  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 25

**Proposal**

The application proposes the construction of single-storey rear extension. The depth would measure 3m but this would be added onto an existing rear addition. Cumulatively the rear extension would measure 6.5m in depth. It would incorporate a flat roof with a height of 3.3m to the top of the parapet.

**Location**

The application property is a large two-storey semi-detached dwelling. It is set back from the road, with off-street parking to the front and a modest sized rear garden. The property is situated within the Aldersmead Road Conservation Area.

**Consultations**

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

- o Unacceptable overdevelopment with the loss of the garden and open aspect of the immediate neighbourhood.
- o No other developments have been this deep into the garden and stretched the full width of the building.
- o Harm to neighbouring amenity.
- o Overshadowing due to its height and adjoins neighbour. Will overshadow patio area, kitchen and utility
- o Visually dominant in comparison to the house
- o It would be an 'extension on an extension' rather than the original wall.
- o Comments regarding other examples in the street including 28. Concerns about the standard of construction and impact on the Conservation Area
- o Not in keeping with the profile of the house in this street
- o Breaks normal guidelines about building from the original rear wall
- o A tree would need to be removed. Trees should be protected.
- o Comments regarding consistency of development on neighbouring properties

**Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development  
BE11 Conservation Areas  
H8 Residential Extensions

SPG 1 General Design Guidance  
SPG 2 Residential Design Guidance

Aldersmead Road Conservation Area SPG

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

**Relevant policies:**

Policy 6 Residential Extensions  
Policy 37 General Design of Development  
Policy 41 Development in Conservation Areas

**Planning History**

17/02604/TREE      Fell 1 x Cherry Apple tree.      No objections raised 05.07.2017

**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.

The application property forms one half of a pair of semi-detached properties. The Aldersmead Road Conservation Area SPG states that the special character of the Conservation Area is derived from the visual unit and common form of the Whiffen houses. Paragraph 4.23 goes on to state that 'The preferred location for any extensions will be on the rear elevation'.

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. Policy BE1 also 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 loss of outlook or overshadowing. Policy BE11 also seeks to ensure that developments within conservation areas will preserve or enhance the character and appearance of the conservation area by respecting or complimenting the layout, scale, form and materials of existing buildings.

The proposed extension would be contained to the rear of the property. There is however an existing pitched roof rear extension, which would be incorporated into the proposal. Historical maps of the area seem to suggest that the property originally had a ground floor rear projecting element, set within an 'L-shaped' arrangement with a small glazed infill to the side. The neighbouring properties to the north west have similar sized rear extensions. The properties to the south east have a slightly different arrangement at the rear, with two-storey rear projections.

The proposal would extend this existing rear projection by a further 3 metres, but the rear element as a whole would measure 6.5m in depth. The design of the extension would incorporate a flat roof, however whilst the cumulative size of the extension is substantial, it

is not considered to be disproportionate to the main house or site in general. Glimpses of the extension would be visible between the dwellings from the street, however it would utilise matching materials, which is considered to be sympathetic and acceptable. Its position would not appear dominant or obtrusive from the public realm and from a conservation area and heritage perspective no objections have been raised by the Council's Conservation Officer. It is also noted that an extension could probably be erected under permitted development. Subject to the use of matching materials, it is considered the proposal would be an acceptable alteration, which would preserve the character and appearance of the conservation area.

In relation to neighbouring amenity, the proposed extension would span the full width of the property but would incorporate the depth of an existing rear projection. The proposal would extend this existing element a further 3m into the rear garden. This would abut the shared boundary with No 24 Kings Hall Road, which is located to the north west of the application site. At present the existing rear projection has a maximum height of 3.9m and an eaves height of 2.5m due to the pitched nature of the roof. The proposed flat roof would have a flat roof with a height of 3.3m. The neighbouring property at No 24 adjoins the application property and includes a rear projection, with a partially glazed pitched roof. The proposal would project 3m beyond this neighbouring addition. Whilst this level of projection would have some impact on the visual amenities of this neighbour in terms of light during the morning hours, the level of projection is not considered to be overly deep or detrimentally overbearing. The generous size of the gardens would also help ensure a sufficient sense of openness and outlook was retained.

The extension would be set away from the common boundary with the property to the south east at No 28. This property also has a different arrangement at the rear with a small two-storey rear projection and single-storey addition. This neighbouring development, orientation and set-back from the common boundary would limit the visual impact of the proposed development.

Concerns have been raised regarding the loss of a Cherry Apple tree within the rear garden; however an application was made under ref: 17/02604/TREE for its removal and no objections were raised by the Council. Accordingly the removal of this tree is considered to be acceptable.

Having regard to the above, Members may consider that the proposal would not result in significant harm to the character and appearance of the dwelling and would preserve the character and appearance of the Aldersmead Conservation Area. They may also consider that the development would have an acceptable impact on the visual amenities of neighbouring occupiers.

Background papers referred to during production of this report comprise all correspondence on the file ref: 17/02608 as set out in the sections above.

## **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.