

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

**Application No :** 17/03751/FULL6

**Ward:**  
Copers Cope

**Address :** 37 Crescent Road Beckenham BR3 6NF

**OS Grid Ref:** E: 537864 N: 169157

**Applicant :** Mr & Mrs Tim and Myra Bright

**Objections : NO**

**Description of Development:**

Two storey side extension, single storey rear extension and covered veranda to the rear, facade infill to the existing first floor terrace and recessed ground floor entrance area

**Key designations:**

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 9  
Smoke Control SCA 18  
Smoke Control SCA 21

**Proposal**

The application site is two storey semi-detached property located on the southern side of Crescent Road, at the junction with Wickham Road. the site is not located within a Conservation Area, nor is the property listed.

Permission is sought for a part one/two storey side extension and covered veranda to the rear. At ground floor level it will project 4.5m from the flank elevation and will be 9.1m deep. It will be set back from the existing front elevation by 1.115m and will project beyond the existing rear elevation by 2.5m. At the rear, it will join a covered veranda which is 2.2m deep. At first floor level, it will project 4.5m from the flank elevation and will be 5.5m deep. The proposal also includes infilling the front entrance area and the existing first floor rear recessed balcony.

**Consultations**

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

The Councils Highways Officer raised no objection as the propose drive could provide off-street parking for two cars.

**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  
H8 Residential Extensions  
H9 Side Space

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.

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

The site has been subject to a previous planning application:

- 98/01173/FUL - First floor side/two storey side extension - Refused 17.06.1998
- 17/03923/FULL6 - Demolition of the existing single storey side and rear extension. Erection of a single storey rear extension and covered veranda to the rear of the dwelling. Facade infill to the existing first floor terrace and recessed ground floor entrance area. Internal remodelling of the dwelling to provide enlarged open plan space and loft conversion with dormer window - Pending Consideration

### **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, Siting and Layout.**

Policy BE1 of the Bromley Unitary Development Plan 2006 (UDP) sets out criteria which proposals for new development will be expected to meet. Policy BE1 of the UDP requires new buildings to complement the scale, form, layout and materials of adjacent buildings and areas. Importantly Policy BE1 states that development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their amenities are not harmed by noise or disturbance.

The site has been subject to a previous refusal under planning ref: 98/01173/FUL, for a first floor side/two storey side extension. The reason for refusal is as follows:

1. The proposed extension would be an unduly prominent and undesirable feature in the street scene by reason of its size and siting on this exposed corner contrary to Policy H.3 of the Unitary Development Plan.

This current proposal seeks permission for a part one/two storey side extension and covered veranda to the rear. At ground floor level it will project 4.5m from the flank elevation and will be 9.1m deep. It will be set back from the existing front elevation by 1.15m and will project beyond the existing rear elevation by 2.5m. At the rear, it will join a covered veranda which is 2.2m deep. At first floor level, it will project 4.5m from the flank elevation and will be 5.5m deep. The roof of the proposed extension will be pitched at an angle similar to the existing property and set down from the main ridge by 0.75m.

Policy H9 requires a minimum of 1m space from the side boundary of the site be retained for the full height and length of the flank wall of the building to prevent extensions which would be harmful to the spatial standards of its residential areas and an unrelated terracing effect. This is expected for the full height and length of the flank wall including any existing ground floor aspect. In order to prevent a cramped appearance which can lead to unrelated terracing and to safeguard the amenities of the neighbouring property. The proposal provides 4.45m side space to the western flank boundary. It is therefore considered that the proposal provides sufficient side space in order to comply with Policy H9 of the UDP.

The existing two storey dwelling is 8.3m wide with an existing single storey element projecting an additional 3.2m. The proposed two storey side extension will project 4.5m from the flank. Given the location, on a corner plot, the proposed extension would be highly visible from the street however it was noted on site that the western flank boundary,

fronting Wickham Road, is formed of established trees and vegetation which helps to reduce the visual impact. Furthermore, the proposed extension is set back 1.15m from the front elevation and set down from the main ridge. It is therefore considered that the proposal is subservient to the existing dwelling and would not result in a significant impact on the character of the host property or surrounding area.

The proposal also includes infilling the front entrance area and the existing first floor rear recessed balcony. From visiting the site it was noted that the adjoining property has already infilled both of these elements therefore it is considered to be in keeping with the adjoining property and will not harm the character or appearance of the area.

### **Impact on Adjoining Occupiers**

Policy BE1 in the Adopted UDP states that the development should respect the amenity of occupiers of future occupants and should also respect the amenity of occupiers of neighbouring buildings 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.

The proposed side extension will project from the western side of the property. The first floor will not project beyond the rear elevation. The ground floor element will project 2.5m beyond the rear elevation and will join the covered veranda. The veranda will have a flat roof over which projects 2.2m to the rear. It is considered that given the modest depth proposed, it is not considered to impact significantly on the amenities of the adjoining property, No.35. The proposed infilling of the ground floor entrance and the first floor rear balcony will mirror the works completed on the adjoining property, therefore they are not considered to impact on the amenities of this adjoining neighbour.

The application site is a corner plot therefore the rear boundary is shared with properties on Ashdown Close. Given the separation between these properties, the proposal is not considered to impact on the amenities of these neighbouring properties.

### **Highways**

The site lies in an area with a low PTAL level of 2. The proposal includes widening the existing driveway which is considered sufficient for two off-street parking spaces. As such, no objection was raised from the Councils Highways Officer.

### **Summary**

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.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 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.

- 4** Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

**Reason:** In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

- 5** Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

**Reason:** To ensure satisfactory means of surface water drainage and to accord with Policy 4A.14 of the London Plan and Planning Policy Statement 25.

- 6** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no buildings or structures of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

**Reason: In the interests of the amenities of nearby residential properties and to prevent overdevelopment of the site and to accord with Policies BE1 and H8 of the Unitary Development Plan.**