

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

Application No : 19/01051/FULL6

Ward:
Clock House

Address : 51 Allen Road, Beckenham BR3 4NU

Objections: No

OS Grid Ref: E: 535654 N: 169113

Applicant : Mr Jake Hamilton

Description of Development:

Outbuilding at rear for use as garden room and store

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 30
Urban Open Space

Proposal

The application seeks planning permission for a single storey detached outbuilding to be used as a garden room and store. The proposed development will have a depth of 3.0m and width of 4.0m. The development will measure 2.7m in height at its maximum pitching down to 2.4m.

Location and Key Constraints

The application relates to a mid-terrace property located on the southern side of Allen Road, Beckenham. The property is not listed and does not lie within any area of special designation.

Comments from Local Residents and Groups

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

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.

The development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (2019). 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
7.6 Architecture

Bromley Local Plan

6 Residential Extensions
37 General Design of Development

Supplementary Planning Guidance

SPG1 - General Design Principles
SPG2 - Residential Design Guidance

Planning History

There is no recent or relevant planning history at this site.

Considerations

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

- Design
- Neighbouring amenity
- CIL

Design

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.

Paragraph 124 of the NPPF (2019) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 of the NPPF (2019) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). New development shall also establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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

At its closest point the proposed outbuilding would be located approximately 15m away from the host dwelling and 2m away from the neighbouring boundaries either side. The application site is also boarded to the rear by the Beck Lane allotment gardens. It is considered that the proposed size, scale and bulk of the outbuilding would not significantly alter the appearance of the host dwelling. The proposed height and depth would be subservient to the main dwelling and would not overdevelop the site as a whole. The outbuilding does not dominate the site and the curtilage of No.51 would retain a suitable outdoor amenity area for the existing property. The proposed outbuilding would be constructed of timber with felt shingles for the roof. It is considered that while the proposed materials do not match the host dwelling they would be complementary and compatible with development in the surrounding area.

Having regard to the form, scale, siting and proposed materials it is considered that the proposed extensions would complement the host property, and would not appear out of character with surrounding development generally or the wider area.

Neighbouring amenity

Policy 37 of the Bromley Local Plan 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 outbuilding would be located towards the rear of No.51's garden, adjacent to the shared boundaries with Nos.49 and 53. It is noted from the site visit that the properties situated either side benefit from outbuildings of various sizes. Taking into account the positioning of the proposed outbuilding and the height and depth

of the proposed it is not considered that the development would result in overshadowing to the neighbouring gardens. The proposed use as a garden room and store would not create additional noise outside of that expected within a residential area. It is considered that, subject to a condition requiring the use to remain incidental to the main house, the outbuilding is suitable in terms of its use. As a result it is considered that the outbuilding would not have a detrimental impact on the neighbouring properties amenity.

Having regard to the scale, siting and separation distance of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, privacy and prospect would arise.

CIL

The Mayor of London's CIL is a material consideration. CIL is not payable on this application and the applicant has not completed the relevant form.

Conclusion

Having had regard to the above it is 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 files 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: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 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 37 of the Bromley Local Plan and in the interests of visual and residential amenity.

- 3 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 4 The detached building hereby permitted shall only be used for purposes incidental to the residential use of the main house and for no other purpose.**

Reason: In order to comply with Policies 6 and 37 of the Bromley Local Plan and in the interests of the residential amenities of the area.