

<b>Committee Date</b>	04/03/2021	
<b>Address</b>	42 Bucknall Way Beckenham BR3 3XN	
<b>Application number</b>	21/00271/FULL6	<b>Officer</b> Emily Harris
<b>Ward</b>	Kelsey and Eden Park	
<b>Proposal (Summary)</b>	Loft conversion incorporating dormers to the rear and front and rooflights to the sides, enlargement of the rear ground floor bay window and partial conversion of the garage	
<b>Applicant</b>	<b>Agent</b>	
42 Bucknall Way Beckenham BR3 3XN	Anthony Vernon 31 Brixton Station Road London SW9 8PB	
<b>Reason for referral to committee</b>	Call in	<b>Councillor call in</b> Yes

<b>RECOMMENDATION</b>	PERMISSION
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### Summary

<p><b>KEY DESIGNATIONS</b></p> <ul style="list-style-type: none"> <li>• Biggin Hill Safeguarding Area</li> <li>• London City Area Safeguarding</li> <li>• Smoke Control SCA 9</li> <li>• Smoke Control SCA 21</li> <li>• Open Space Deficiency</li> </ul>
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<b>Vehicle parking</b>	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces	4	2	-2
Disabled car spaces	0	0	0
Cycle	0	0	0

<b>Electric car charging points</b>	0
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<b>Representation summary</b>	Neighbour letters issued - 08/02/2021	
Total number of responses	0	
Number in support	0	
Number of objections	0	

## **SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers
- No unacceptable Highways impacts would arise

### **1. LOCATION**

1.1 The application site comprises a two storey detached dwelling on the western side of Bucknell Way, Beckenham. The property is not listed and does not lie within an area of special designation.

The area is predominantly residential in nature. The surrounding properties comprise predominantly detached dwellings.

## 1.2 Site Location Plan:



## 2. PROPOSAL

2.1 The application seeks planning permission for the following:

- The addition of one dormer to the front roofslope which would have a pitched roof.
- The addition of two dormers to the rear roofslope with pitched roofs.
- The part conversion of the garage into a habitable room.
- Enlargement of the rear bay window.

2.2 Existing Elevations:



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

### 2.3 Proposed elevations:



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

### **3. RELEVANT PLANNING HISTORY**

The following planning history was found on the site:

- Under ref. 97/02062/OUTMAJ redevelopment of part of site for b1 business use and residential purposes with continued use of remainder of site for b1 purposes and as open land, with part of the open space at south of the site being available for public use) new access arrangements and on-site carparking; remedial works to The Dell area involving excavation of previously tipped material and subsequent backfilling with inert material (Part Outline)
- Under ref. 98/01226/DETMAS planning permission was granted details of siting access design external appearance landscaping boundary enclosures car parking layout for plots 17-25 40-70 and 83-101 inclusive pursuant to condition 01 of outline permission 97/2062

### **4. CONSULTATION SUMMARY**

#### **a) Statutory**

Highways: The development will result in loss of one parking space by partial conversion of the garages to a habitable accommodation. However, there are spaces available within the site's curtilage which would be utilised for parking. Therefore on balance as it is a small development I raise no objection to this proposal.

#### **b) Local groups**

- None

#### **c) Adjoining Occupiers**

- No representations were received.

### **5. POLICIES AND GUIDANCE**

5.1 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.

5.2 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.

5.3 The National Planning Policy Framework was published on 24 July 2018 and updated on 19 February 2019.

5.4 The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (Mar 2021). The NPPF does not change the legal status of the development plan.

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

#### **5.6 National Policy Framework 2019**

#### **5.7 NPPG**

#### **5.8 The London Plan**

Policy D1 London's form and characteristics  
Policy D2 Delivering good design

#### **5.9 Mayor Supplementary Guidance**

The Mayor's Housing Supplementary Planning Guidance (March 2016)

#### **5.10 Bromley Local Plan 2019**

6 Residential Extensions  
30 Parking  
37 General Design of Development

#### **5.11 Bromley Supplementary Guidance**

Supplementary Planning Guidance 1 - General Design Principles  
Supplementary Planning Guidance 2 - Residential Design Guidance

### **6. Assessment**

#### **6.1 Design - Layout, scale height and massing - Acceptable**

6.1.1 The two rear dormers would have no significant impact on the visual amenities of the area as they would largely be screened from view by virtue of their setting at the rear of the property. The materials are proposed to match the existing which would complement the host dwelling and the surrounding area.

6.1.2 In regard to the dormer proposed to the front of the property, it is noted that several other properties in the area benefit from front dormers and this addition would therefore complement the host dwelling.

6.1.3 The garage is proposed to be part converted into a habitable room. However the garage doors are proposed to be retained.

## **6.2 Highways – Acceptable**

6.2.1 The conversion of the garage into a habitable space would result in the loss of one parking space. There are two parking spaces on the driveway and the Highways Officer has not raised any objection.

6.2.2 It is noted that a covenant was implemented when the property was originally built under ref. 98/01226/DETMJ which is as follows:

*6.2.3 “Before any work is commenced on each phase of the development, details of parking spaces and/ or garages and sufficient turning space in respect of such phase shall be submitted to an approved in writing by or on behalf of the Local Planning Authority and as such provision shall be completed before the commencement of the use of the land or building hereby permitted in each such phase of the development and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (general Permitted Development) Order 1995 (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.”*

6.2.4 Members should be aware that the matters regarding to this covenant is a legal matter and it would be covered under separate legislative regime and fall beyond the scope of this assessment.

## **6.3 Neighbourhood Amenity - Acceptable**

6.3.1 The proposed roof extension would be well separated from the party boundary and from residential development further along the street. Two rooflights are proposed to both side roofslopes however their size and location means that they would not present undue opportunities for overlooking.

## **7. Conclusion**

7.1 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.

7.2 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**

### **SUMMARY OF CONDITIONS**

1. Standard time limit
2. Matching materials
3. Standard compliance with plans