

<b>Committee Date</b>	09.06.2022	
<b>Address</b>	84 Copers Cope Road Beckenham BR3 1RJ	
<b>Application Number</b>	21/05813/FULL6	<b>Officer</b> - Joanna Wu
<b>Ward</b>	Beckenham Town & Copers Cope	
<b>Proposal</b>	Two storey side extension, single storey rear extension, front elevation porch canopy	
<b>Applicant</b>	<b>Agent</b>	
Mrs Cynthia Cheung 131 Elsenham Street Wimbledon SE18 5NY London	Mr Roy Trute 69 Ospringe Road Faversham ME13 7LG Kent	
<b>Reason for referral to committee</b>	Call-In	<b>Councillor call in</b> Yes

<b>RECOMMENDATION</b>	Permission
-----------------------	------------

<p><b>KEY DESIGNATIONS</b></p> <p>Adjacent - Green Chain  Adjacent - Metropolitan Open Land  Article 4 Direction  Area of Special Residential Character  Biggin Hill Safeguarding Area  London City Airport Safeguarding  Open Space Deficiency  Smoke Control</p>
--

<b>Representation summary</b>	<ul style="list-style-type: none"> <li>Neighbour notification letters were sent on the 29.12.21 and 03.07.22</li> </ul>	
	29.12.21	07.03.22
Total number of responses	5	1
Number in support/ comments	1	1
Number of objections	4	0

## 1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character of the North Copers Cope Road, Copers Cope Special Residential Character (ASRC 11).
- The development would not result in a harmful impact on the appearance of the host dwelling.
- The development would not adversely affect the amenities of neighbouring residential properties.

## 2. LOCATION

- 2.1 The application site hosts a two storey detached dwelling located on the south side of Copers Cope Road. The host dwelling currently has a half hipped gable roof on the south side of the host dwelling.
- 2.2 The site lies within the North Copers Cope Road, Copers Cope Area of Special Residential Character (ASRC 11).

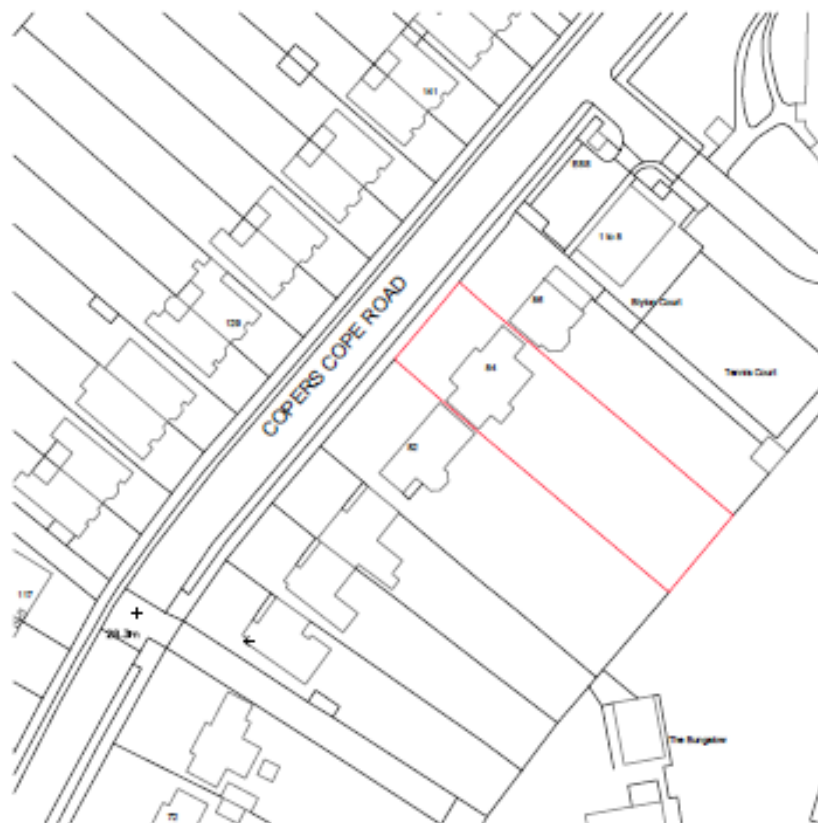


Figure 1: Site location plan

### 3. PROPOSAL

- 3.1 The proposal includes a porch canopy, a two storey side extension and a single storey rear extension. The existing garage and the rear lean-to structure would be demolished.
- 3.2 The single storey rear extension would project 4m deep and 11m wide. It would have a 3.5m-high flat roof.
- 3.3 The two storey side extension would have a width of 3.2m and length of 11.8m . The height would be hipped away and it would continue to join the main ridge height. There would be a bay window on the ground floor to match the existing one. The existing porch canopy would be extended so as to match the front part of the bay windows and the flank wall of the two storey extension.
- 3.4 It is noted that the original proposals have been revised with an updated scheme submitted on the 3<sup>rd</sup> of March. The original first floor rear terrace has now been removed and the depth of the two storey extension has been reduced.
- 3.5 The supporting documents include the following:
- Design and Access Statement

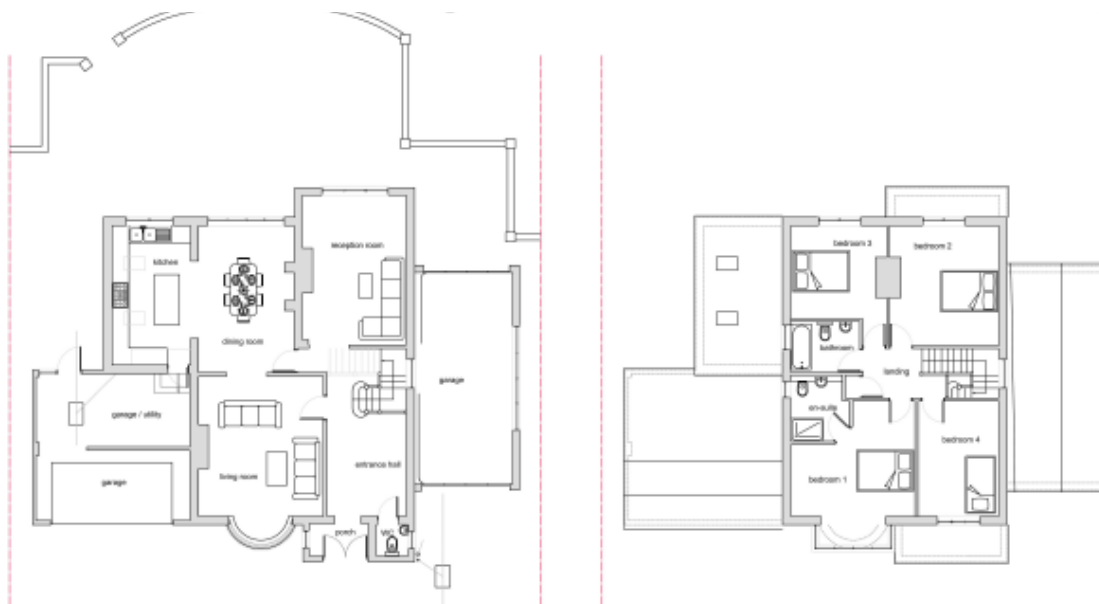


Figure 2: Existing floor plans

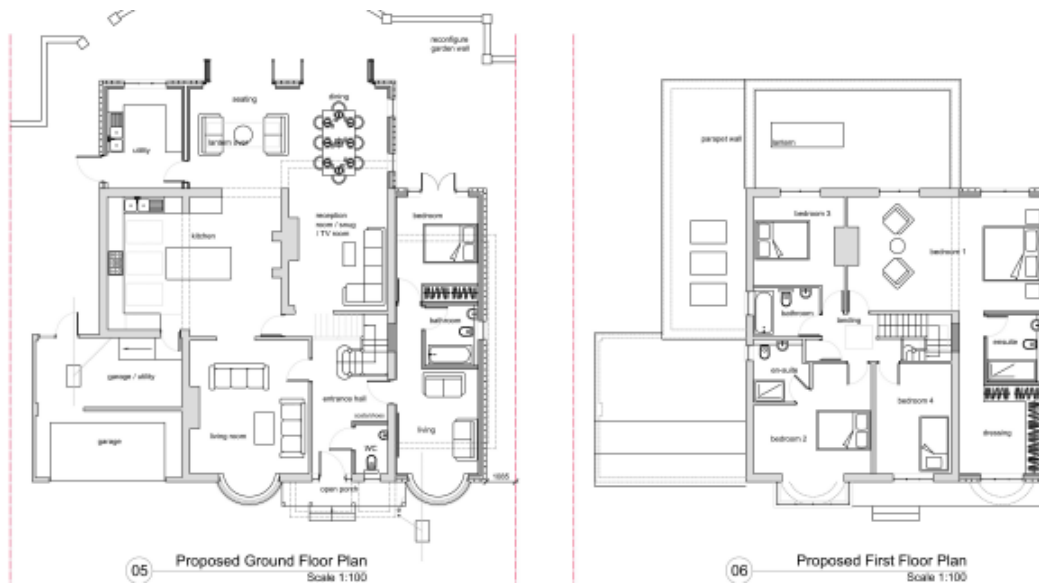


Figure 3: Proposed floor plans

#### 4. RELEVANT PLANNING HISTORY

The following historical applications are relevant for this scheme:

- 01/00247/FULL1 – Single storey side extension – (Permitted) 28.02.2001
- 03/04196/FULL1 – Four storey block comprising 1 one bedroom and 13 two bedroom flats, with 21 car parking spaces at 84-86 Copers Cope Road – (Refused) 22.01.2004
- 05/03094/FULL1 – Demolition of existing dwellings and erection of 2 three storey detached blocks comprising a total of 12 two bedroom flats with 18 car spaces, detached cycle and refuse stores, hard and soft landscaping and new vehicle access onto Copers Cope Road. (at 84 and 86 Copers Cope Road) – (Refused) 10.11.2005
- 07/01609/FULL1 – Two storey side extensions and conversion into 4 two bedroom and 1 three bedroom flats and refuse store at front – (Refused) 10.07.2007
- 11/01372/FULL6 – Single storey side, rear and front extensions including conversion of garage to habitable accommodation – (Permitted) 22.09.2011

#### 5. CONSULTATION SUMMARY

##### A) Statutory

No Statutory Consultations were received

## **B) Local Groups**

No comments received

## **C) Adjoining Occupiers**

### Objections

The following comments were received from local residents;

Original scheme:

- Unsympathetic extensions to the side and rear:
- The total developed footprint of the ground and first floors would be 267m<sup>2</sup>.
- Out of character with other houses in the ASRC.
- The first floor rear balcony is unacceptable.

A set of revised scheme was submitted on the 3<sup>rd</sup> of March. The Council has re-notified the neighbours and the comments were received as follows:

- No objection to the single storey rear extension.
- Still remain concerned about the proposed two storey extension to the south flank wall of No. 84 and whether the side space between No. 82 and No. 84 is sufficient.

The full text on comments received are on file.

## **6. POLICIES AND GUIDANCE**

### **National Policy Framework 2021**

#### **The London Plan**

D1 London's form and characteristics

D4 Delivering good design

D5 Inclusive design

#### **Bromley Local Plan**

6 Residential Extensions

8 Side Space

37 General Design of Development

44 Areas of Special Residential Character

123 Sustainable Design and Construction

#### Supplementary Planning Guidance

Supplementary Planning Guidance 1 - General Design Principles

Supplementary Planning Guidance 2 - Residential Design Guidance

## 7. ASSESSMENT

### 7.1 Design/ Side Space, Layout and Scale – Acceptable

- 7.1.1 The site is located within the North Copers Cope Road, Copers Cope Area of Special Residential Character (ASRC), Policy 44 of the Bromley Local Plan requires developments to respect, enhance and strengthen the special and distinctive qualities of the ASRC.
- 7.1.2 The proposed rear extension would project 4m in depth at ground floor level. The external materials of the single storey rear extension would be finished in render which would be in keeping with the host dwelling. It is not considered to result in any significant harm to the appearance of the host dwelling or the ASRC.
- 7.1.3 With regards to the proposed two storey side extension. This element of the proposal would not project beyond the existing front and rear elevations of the host dwelling. The proposed roof form would be hipped away and continue sloping down from the main ridge height. It is considered that its footprint would be considered to be an acceptable addition to the host dwelling.



**Figure 4: Existing front elevation**



**Figure 5: Proposed front elevation**

7.1.4 Policy 8 of the Bromley Local Plan requires a minimum of 1 metre space from the side boundary of the site for proposals for two or more storeys in height to be retained for the full height and length of the flank wall of the building. This policy seeks to ensure "that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas". A greater separation to the boundary would normally be expected for developments in areas where greater spatial standards exist.

7.1.5 The extension would have a side space of 1.1m from the shared boundary with No. 82. Concerns have been raised on whether the side space between No. 82 and No. 84 is sufficient. It is noted that the original house has a half-hipped roof and there is a single storey garage near the shared boundary with No. 82. It is considered that the proposed two storey side extension and its roof form would enhance the appearance of the host dwelling. Given that that roof form would be a hipped away pitched roof, it is considered that the proposal would not result in a cramped appearance and unrelated terracing in this part of ASRC.

7.1.6 Having regard to the design and scale of the proposed extension, the sufficient separation distance and the pitched roof form would have limited impact on the character, appearance and spatial standards. As such, it is considered the development would not harm the appearance of the host dwelling and would not appear out of character or be unduly harmful to the spatial standards and visual amenities of the ASRC.

## **7.2 Residential Amenity – Acceptable**

7.2.1 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.

- 7.2.2 With regards to No. 82, there is a garage located near the shared boundary with No. 84. Also, the rear single storey rear extension would have a separation distance of 4.4m from the shared boundary. It is noted that there is a first floor flank bathroom window. A condition will be imposed to make sure it would be fitted with obscure glazing. Therefore, it is considered that the proposal would not have any significant detrimental impact on this neighbouring property.
- 7.2.3 With regards to No. 86, the two storey side extension would not project beyond the existing front and rear elevations. The single storey rear extension would be located 3.3m away from the shared boundary. It is considered the amenity impact on this neighbouring property would be limited.
- 7.2.4 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, prospect and privacy would arise.

## **8. CONCLUSION**

- 8.1 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 of Special Residential Character.
- 8.2 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

**Subject to the following conditions:**

- 1. Time Period**
- 2. Materials in Accordance with Approved Plans**
- 3. Compliance with Approved plans**
- 4. Obscure glazed flank windows**
- 5. No roof terrace over the proposed single storey rear extension**

**Any other planning condition(s) considered necessary by the Assistant Director of Planning.**