

<b>Committee Date</b>	23.06.22		
<b>Address</b>	62 Kenwood Drive Beckenham BR3 6QY		
<b>Application Number</b>	21/05240/FULL6	<b>Officer</b> - Emily Harris	
<b>Ward</b>	Kelsey And Eden Park		
<b>Proposal</b>	Conversion of garage into habitable room, part one/two storey rear extension with Juliet balcony, enlargement of front roof incorporating a pitched roof to front extension and elevational alterations		
<b>Applicant</b>	<b>Agent</b>		
Mr Tommy Major	Mr Gerry Attoe		
62 Kenwood Drive Beckenham BR3 6QY	4A Marechal Niel Parade, Main Road Sidcup DA14 6QF		
<b>Reason for referral to committee</b>	Call-In	<b>Councillor call in</b> Yes	

<b>RECOMMENDATION</b>	Application Permitted
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<p>KEY DESIGNATIONS</p> <p>Article 4 Direction Biggin Hill Safeguarding Area London City Airport Safeguarding Open Space Deficiency Smoke Control SCA 21</p>
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<b>Vehicle parking</b>	Existing number of spaces	Total proposed including spaces	Difference in spaces (+ or -)
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		retained	
Standard car spaces	3	2	-1
Disabled car spaces			
Cycle			

<b>Representation summary</b>	<ul style="list-style-type: none"> <li>• Neighbour notification letters were sent on the 30/11/21</li> <li>• Revised plans were received and neighbours were consulted on 17/01/21</li> <li>• A second set of revised plans were received on 13/05/22 which saw a reduction in the width of the two storey rear extension.</li> </ul>
Total number of responses	2
Number in support	0
Number of objections	2

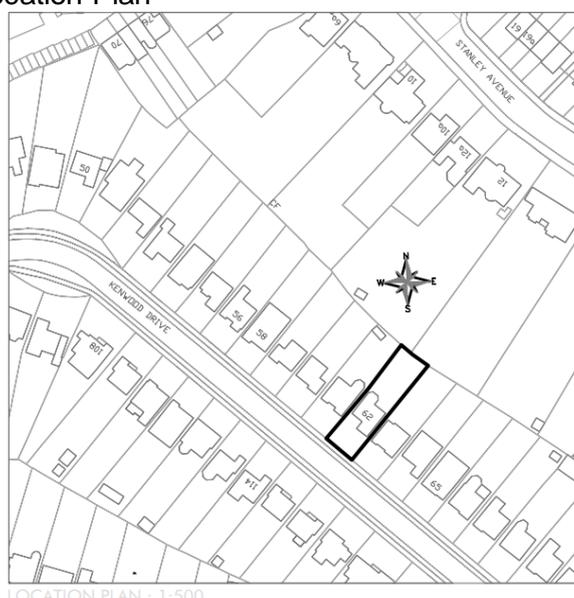
## 1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the appearance of the host dwelling.
- The development would not have a significantly harmful impact on the amenities of neighbouring residents.

## 2. LOCATION

- 2.1 The application site comprises of a detached dwelling on the northern side of Kenwood Drive, Beckenham. The property is not listed and does not lie within an area of special designation.

Figure 1: Site Location Plan



### 3. PROPOSAL

- The application seeks planning permission for the construction of a part single, part two storey rear extension and the replacement of the flat roof to the front extension, with a pitched roof.
- The two-storey rear extension would have a depth of 4m and would have a width of 5.6m. It would have a pitched roof which would be set down from the main ridgeline by approximately 0.5m. No additional windows are proposed to either side elevation. To the rear elevation a Juliet balcony and a window are proposed.
- A single storey rear extension is also proposed which would have a width of 3.4m with a flat roof and a height of 3.4m. The extension would have sliding doors to the rear elevation.
- To the front elevation a crown roof is proposed to replace the existing flat roof of the existing two storey front extension.
- The proposal is also proposed to include the addition of a rooflight to the rear single storey rear extension.

Figure 2: Existing and proposed side and front elevation



Figure 3: Existing and proposed side and rear elevation



Figure 4: Front of property



Figure 5: Rear of Property



#### 4. RELEVANT PLANNING HISTORY

The following planning history was found on the site:

- 99/01691/FULL1 - Single storey rear extension – Permitted.

#### 5. CONSULTATION SUMMARY

##### A) Statutory

- Highways – **No objection** - The development will result in loss of one parking space by removal of the garage. 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

- Inaccuracies within the plans [amended plans were received and the neighbours were notified on 17/01/21]
- This significant rearward projection combined with the high eaves height of the proposed extension would clearly result in a conflict of the 45° plan-and-section rule outlined above and thereby cause serious overshadowing and loss of light to my client's ground floor windows.

- Overshadowing to rear glazed sun-room.
- It is also noted a new first floor side window is proposed. The side window should be obscure glazed.
- The height of the extension would be an oppressive and dominating feature.
- Loss of privacy as a result of the Juliet balcony.

Summarised

## **6. POLICIES AND GUIDANCE**

### **National Policy Framework 2021**

#### **The London Plan**

- D1 London's form and characteristics
- D4 Delivering Good Design

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

- 6 Residential Extensions
- 30 Parking
- 37 General Design of Development

## **7. ASSESSMENT**

### **7.1 Design – Layout, scale height and massing - Acceptable**

7.1.1 The proposed two storey rear and single storey rear extension would add significant size and bulk to the rear of the dwelling. However, it would have a limited impact on the visual amenities of the area as it would largely be screened from view by virtue of it's setting at the rear of the property. The materials are proposed to match existing and therefore the proposed single and two storey rear extensions are considered to comply with the above policy.

7.1.2 To the front elevation a crown roof is proposed over the two storey front extension. This would be a complementary addition which would replace the existing flat roof. The pitch of the roof would be set down from the main ridgeline and as such this is considered to be an improvement from a design perspective.

7.1.3 The proposed materials will match those of the host dwelling which would be complementary and compatible with the application site and the surrounding area.

### **7.2 Highways – Acceptable**

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

### 7.3 Neighbourhood Amenity – Acceptable

- 7.3.1 With regards to the impact on neighbouring amenity, the main impact would be with regards to the two storey rear extension which would be located 1.5m away from the boundary to the south east, shared with No. 63. The proposed two storey rear extension would have a depth of 4m and a width of 5.6m. No.63, benefits from a single storey rear sunroom which projects along the side of this neighbouring dwelling. It is noted that the sunroom has obscure glazed windows to the side elevation, and clear glazed windows to the rear elevation. It is used as a sun-room by the occupiers of the property and can be seen in Figure 5. The proposed extension would be to the north-west of this conservatory. Given the orientation of the dwellings, with the proposed extension to the north-west of the No.63, it is considered that the proposal would not result in a detrimental level of overshadowing or loss of light. Furthermore, with regards to the loss of outlook, the siting and scale of the proposal would not appear as an overly dominant or intrusive feature from the rear facing window of the sunroom as the dominant feature in views from the room would remain the rear garden which has an open aspect, and this would not be changed by the proposed development.

Figure 6: The sun-room of No. 63



- 7.3.2 With regards to the impact on the first-floor rear facing window, the extension does appear to comply with the 45-degree rule when taken from the centre of this rear window. As such, this is not considered to result in a loss of outlook or prospect which would warrant refusal.
- 7.3.3 A first floor flank window is proposed to the side elevation which is shown to serve a bathroom. Subject to the imposition of a condition regarding the use and retention of obscure glazing to the proposed first floor side window, it is not considered that an unacceptable loss of privacy to neighbouring dwellings would arise. The main outlook of the extensions would continue to be to the front and rear of the building where there would be limited additional harm by reason of overlooking. This condition also specifies that the window shall be non-opening unless the parts of

the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

7.3.4 With regards to the proposed two storey front extension, the extension would be set away from the shared boundary either side and therefore there would not be a detrimental impact on either neighbouring dwelling.

## **8. CONCLUSION**

8.1 Having regard to the above, the development in the manner proposed is considered acceptable as it would not result in any unacceptable impact upon the amenities of neighbouring residents or the character and visual amenities of the host dwelling or the surrounding area and would therefore preserve its character and appearance.

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:** Application Permitted

**Subject to the following conditions:**

1. Time Period
2. Materials to match existing
3. Compliance with Approved plans
4. Obscure Glazed/Fixed Shut First Floor Sside Windows

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