

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/02699/FULL6

**Ward:
Kelsey And Eden Park**

Address : 7 Elderslie Close Beckenham BR3 3BB

OS Grid Ref: E: 537525 N: 167471

Applicant : J Bridge

Objections : YES

Description of Development:

Two single storey rear extensions. Front/side extension to be used as a granny annexe. Roof alterations to incorporate front dormer and rear dormer with Juliet balcony, 12 velux windows and elevational alterations.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

Planning permission is sought for the following extensions:

- 2 single storey extensions to the rear, one projecting 4m in depth and the other 2.25m in depth
- a single storey front/side extension to be used as a granny annexe
- roof alterations including increase in height by 0.2m and dormers at the front and rear and 12 velux windows
- elevational alterations including new entrance doors

Additional information in support of the application has been submitted by the applicant which outlines the reason why the granny annexe is required. A copy of this letter is available on file ref. 10/02699 for Members attention.

Location

The application site comprises a two bedroom bungalow. The road is characterised by mixture of two storey and single storey detached and semi-detached dwellings.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- rear extension to eastern side appears well beyond building line of No.5
- loss of light to rear garden
- No.7 is on higher ground than No.5
- additional storey will result in loss of light to house and garden
- overdevelopment of the property

A copy of this letter is available to view on file ref. 10/02699. Any further comments received will be reported verbally at the meeting.

Comments from Consultees

No internal or external consultations were made in respect of this application.

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

Policy H8 requires that design of residential extensions should be in keeping with the local area in terms of scale, form and materials used. Any development should protect the privacy and amenities of adjoining properties, including daylight and sunlight.

Policy BE1 sets out the design principles that would be applied when considering proposals for new development - development should respect the scale, form and materials of adjacent buildings and should not detract from the attractive townscape that the Council wishes to secure

Planning History

There is no recent planning history at the site.

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.

It is not considered that the roof alterations (increase in height and bulk), dormers and rooflights would be detrimental to character of the street scene as Elderslie Close is made up of a mixture of bungalows and two storey properties, particularly the property to the east of the host dwelling (no 5) which is a two storey property. The dormer extensions are modest in size and incorporate a pitched roof design which is in-keeping with the existing bungalow. Given that the main bulk of the

enlarged roof will be to the front and the roof will remain hipped from the sides of the host dwelling, it is not considered to unduly harm the amenities of adjacent neighbours.

The proposed single storey rear extension adjacent to No.9 will project 4m whilst the extension adjacent to No.5 will project 2.25m, which given their siting are not considered to significantly impact on the amenities of the adjoining owners.

A single storey side and front extension is proposed in order to create a self-contained annexe at ground floor level. The annexe will have an entrance off of the main entrance to the host building and additional access internally. The annexe will provide one bedroom, a kitchen, lounge and shower room and it is recommended that a condition preventing severance is included in any permission. The extension will be along the shared boundary with No.5. The property at No.5 has recently been extended to the side/rear at single storey to provide a dining room (under ref. 08/00064). Whilst there may be some loss of light and outlook to the window and door to the front of the dining room, it should be noted that there is an existing single storey garage at the host property in this location and the additional forward projection is not considered significant to warrant a refusal on this basis.

Concerns have been received from the neighbour at No.5 Elderslie Close and careful consideration has been given to the impact of the proposed extensions on this property and the amenities of surrounding neighbours.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02699 excluding exempt information.

RECOMMENDATION: PERMISSION

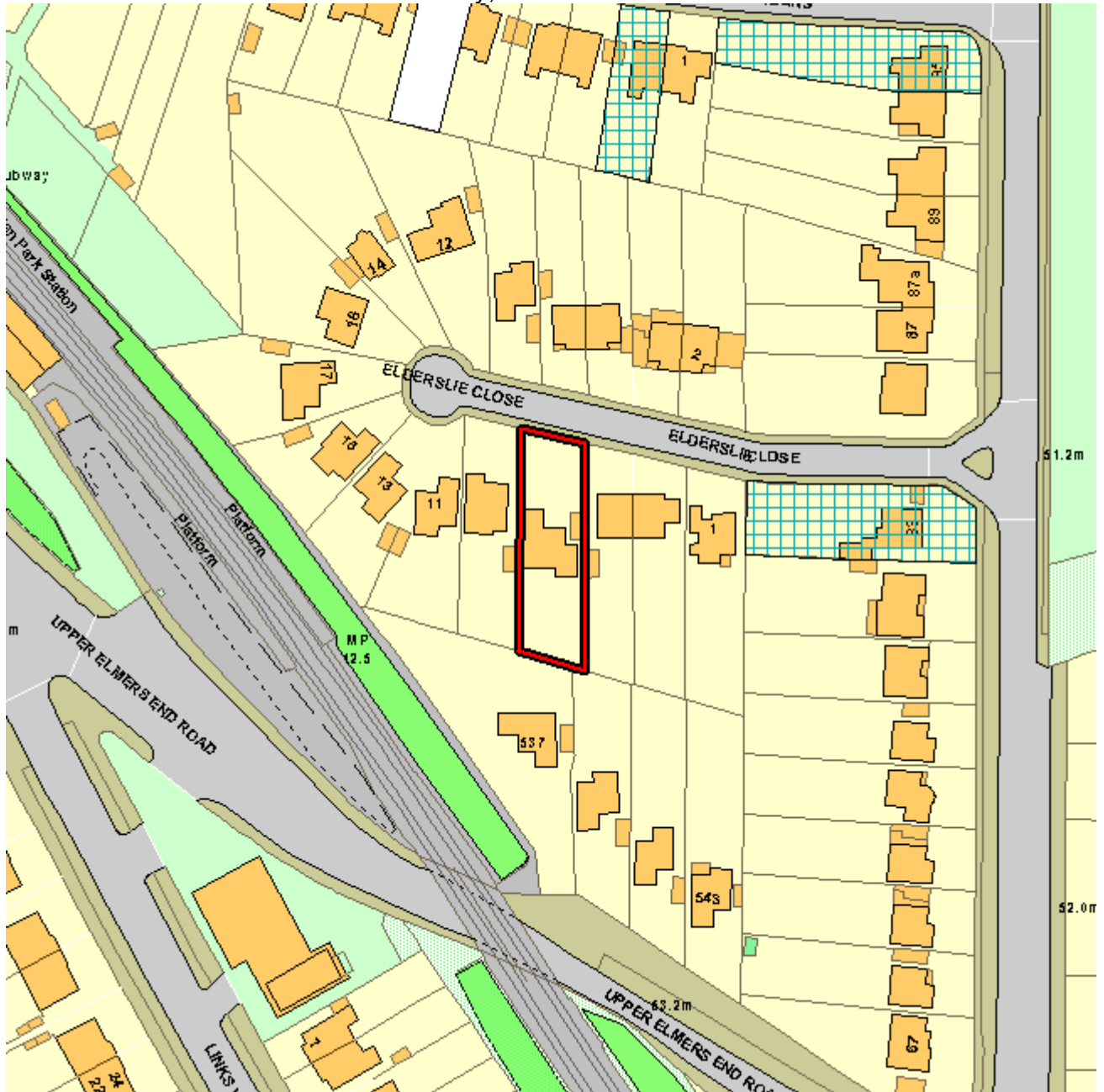
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI07 Restrict to members of household (1 in) at 7 Elderslie Close
 ACI07R Reason I07
- 4 Before the development hereby permitted is first occupied, the proposed window(s) in the flank elevations serving the first floor accommodation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
 ACI12R I12 reason (1 insert) BE1 and H8
- 5 AJ01B Justification GENERIC reason FULL6 apps

Reference: 10/02699/FULL6

Address: 7 Elderslie Close Beckenham BR3 3BB

Proposal: Two single storey rear extensions. Front/side extension to be used as a granny annexe. Roof alterations to incorporate front dormer and rear dormer with Juliet balcony, 12 velux windows and elevational alterations.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Bromley. Lic. No: 100017661