

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

Application No : 10/02940/FULL6

**Ward:
Kelsey And Eden Park**

Address : 34 Gordon Road Beckenham BR3 3QF

OS Grid Ref: E: 536692 N: 168548

Applicant : Mr Stephen Wale

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

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

Proposal

Permission is sought to erect a single storey rear extension which would measure at 4.2m deep (deepest end) x 5.7m wide with a flat roof measuring at 2.65m high.

Location

- The site is located towards the middle of Gordon Road.
- This area is characterised by terrace dwellings.

Comments from Local Residents

Seven nearby owners/occupiers were notified of the application. No objections/representations have been received.

Comments from Consultees

None.

Planning Considerations

Policies BE1 and H8 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a

satisfactory standard of design, safeguard the amenities of neighbouring properties and preserve and enhance the character and appearance of the area.

Planning History

None.

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.

Policy BE1 of the UDP expects a high standard of design and layout and development should not detract from the existing street scene. Policy H8 of the UDP requires proposals to be compatible with development in the surrounding area in terms of scale, form and materials and should respect and complement those of the host dwelling.

In terms of the impact on the character of the area, the proposal would be located at the rear of the property. At the deepest end the extension would measure at 4.2m deep with a flat roof measuring at 2.65m high. There is a single storey rear extension at neighbouring property at No.32 Gordon Road; however this extension, which appears to be part of the original, is situated over on the north-western side and away from the application site. A single storey rear extension is located at neighbouring property No. 36 Gordon Road measuring at approximately 1m deep. Members will be aware that each case should be assessed on its own merits. The proposal with its limited roof height is considered acceptable due to its orientation with the neighbouring properties although the overall depth must be considered carefully.

However, members will need to consider whether the development with its proposed depth would injure the character and appearance of the host dwelling and result in the loss of amenity to the neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02940, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following

policies of the Unitary Development Plan:

BE1 Design of New Development
H8 Residential Extensions

The development is considered to be satisfactory in relation to the following:

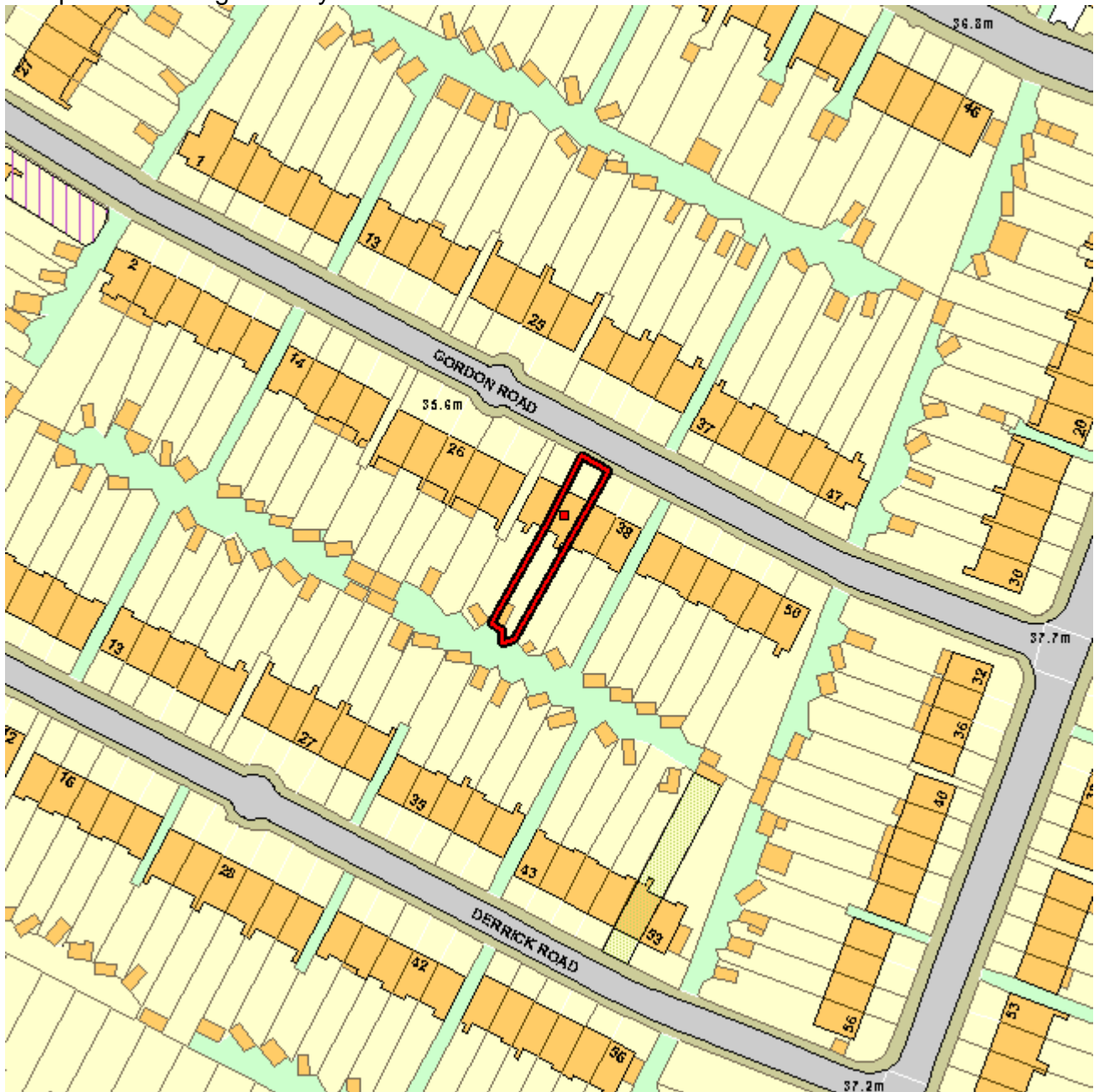
- (a) the relationship of the development to adjacent properties
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

INFORMATIVE(S)

1 RDI21 Seek Building Control advice

Reference: 10/02940/FULL6
Address: 34 Gordon Road Beckenham BR3 3QF
Proposal: Single storey rear extension



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