

SECTION '4' – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 10/03112/FULL6

**Ward:
Crystal Palace**

**Address : 17 Belvedere Road Anerley London
SE19 2HJ**

OS Grid Ref: E: 533589 N: 170425

Applicant : Mr J Cosgrove

Objections : YES

Description of Development:

Two storey rear extension.

Key designations:

Conservation Area: Belvedere Road

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Proposal

This application seeks permission for:

- A two-storey rear extension that would measure at 1.9m deep x 2.6m wide
- measuring at 6.5m high;
- Elevational alterations by moving of existing rear entrance door and rear first floor
- window to new locations.

This is a joint report with application ref. 10/03113.

Location

- The application site is a mid-terrace dwelling located on the north-western part of Belvedere Road.
- The immediate surrounding area is mostly characterised by residential units.

Comments from Local Residents

Eight nearby owners/occupiers were notified of the application and two objection letters have been received which can be summarised as follow:

- overlooking of private amenity space,
- loss of sunlight/daylight;
- noise issues with regard to proposed internal layout;
- impact of design on character of Listed Building.

Comments from Consultees

From a Conservation and Historic Buildings point of view objection is raised to the rear extension as it would disrupt the rear elevation and impact adversely of this Grade II Listed Building.

Planning Considerations

Policies BE1, BE8, BE11 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 Conservation Area and character of this Statutory Listed Building.

Planning History

Application ref. 84/04270 for a single storey rear extension was approved June 1989.

Application ref. 10/01658 for a two storey rear extension with raised decking, balustrade and steps to rear garden was refused in September 2010.

Application ref. 10/01740 for a two storey rear extension with raised decking, balustrade and steps to rear garden was refused in September 2010.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Conservation Area and Grade II Listed Building as well as the impact that it would have on the amenities of the occupants of surrounding residential properties.

In terms of loss of amenities, the only neighbouring properties potentially to be impacted by the proposal are located towards the northern, eastern and western side of the application site and consist of numbers 1 Spring Grove, 15 & 19 Belvedere Road. In terms of loss of outlook or sunlight/daylight loss it is considered it is unlikely that there would be an adverse impact given the depth of the extension and the orientation with these neighbouring properties.

It is considered that the proposed two-storey rear extension due to its design would seriously detract from the character and appearance of the Conservation Area in which the application site is located and also adversely impact on the character of this Grade II Listed Building. The design appears unsympathetic to that of the main dwelling and is considered to be inconsistent with the requirements of Policies BE1, BE10 and BE11 of the UDP.

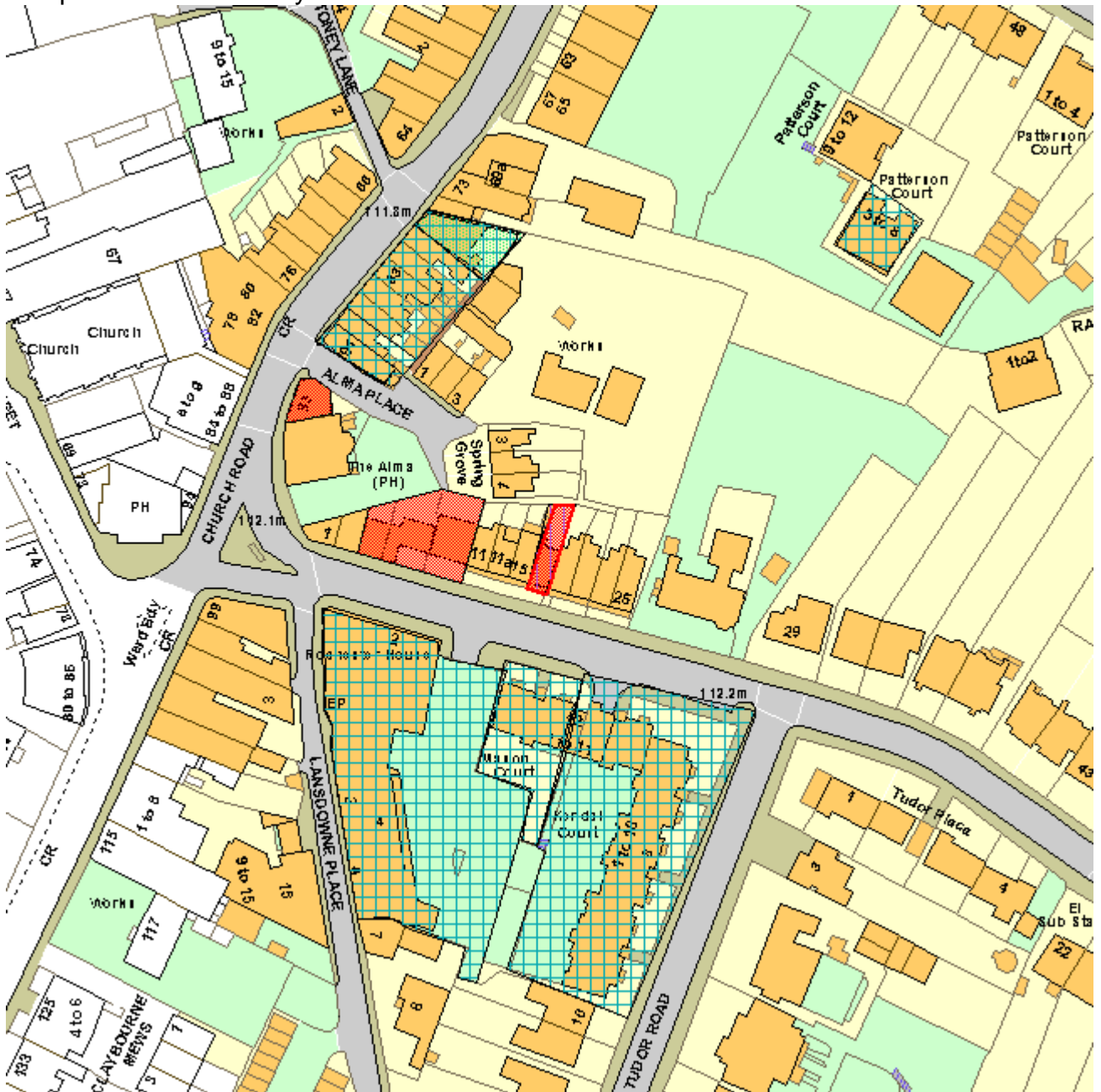
Background papers referred to during production of this report comprise all correspondence on files refs. 10/01658, 10/01740, 10/03112 and 10/03113, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed two-storey rear extension would by reason of its unsympathetic design be detrimental to the historic character of this Grade II Listed Building and would be inconsistent with the requirements Policy BE8 of the Unitary Development Plan on Planning Policy Guidance 5 – Planning and the Historic Environment (PPS5).

Reference: 10/03112/FULL6
Address: 17 Belvedere Road Anerley London SE19 2HJ
Proposal: Two 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