

SECTION '2' – Applications meriting special consideration

Application No : 10/03175/FULL1

Ward:
Kelsey And Eden Park

Address : 109 Monks Orchard Road Beckenham
BR3 3BJ

OS Grid Ref: E: 537420 N: 166593

Applicant : Crown And Anchor Estates Ltd

Objections : YES

Description of Development:

Two storey side extension to No. 109 to form 1 three bedroom dwelling with associated parking at the rear and residential curtilage.

Key designations:

Proposal

The application site comprises land to the side of No.109 Monks Orchard Road to provide a two storey side extension to form 1 three bedroom self contained dwelling with associated parking at the rear and residential curtilage.

The proposed block extension would have a rendered front gable feature, the pitch of which would project slightly above the ridge of the host building. Access to the house would be via a side entrance adjacent to an existing vehicular access separating the site from No.107.

A rear balcony leading off the master bedroom is proposed at the rear and private garden space extending approx. 10m in depth will be provided. 2 car parking spaces are provided at the rear.

Flank windows to the northern elevation include ground floor lounge window and first floor secondary window to master bedroom and stairwell. The principal windows to the kitchen, lounge and bedroom are contained within the front and rear elevations.

Location

The application site comprises a two storey residential building which lies adjacent to Eresby Drive, to the south of the site and opposite Bethlem Royal Hospital. To the rear of the site is High Broom Wood which is designated as Urban Open Space

and a Site for Nature Conservation Importance in the UDP. There are also a number of TPO trees on and adjacent to the site boundary.

With the exception of the hospital, the area is predominantly residential comprising mainly two storey terraced and semi-detached houses.

Comments from Local Residents

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

- overdevelopment of the site,
- detrimental to residential amenity by increase in dwellings
- no objection to developing the site providing its scale and size is managed and controlled.

A letter of support has also been received from the occupier of No.107.

Comments from Consultees

There are TPO trees on the site however no significant trees would be affected by this proposal, subject to safeguarding conditions.

No technical objections are raised from a Highway point of view with regard to matters of access and parking.

No objections are raised from the Council's Drainage team or from Thames Water and the Environment Agency.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

- BE1 Design of New Development
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

London Plan Policy 3A.1 Increasing London's supply of housing
Policy 3A.3 Maximising the potential of sites

Planning History

There is an extensive planning history relating to this site which is summarised as follows:

Under planning ref. 05/02899, permission was granted on appeal for the demolition of Nos. 105, 107 and 109 Monks Orchard Road and the erection of 3 two storey

blocks of self contained and shared key worker accommodation with car parking, cycle and refuse storage.

More recently permission was granted under ref. 10/01926 to extend and sub-divide 109 into two semi-detached houses. A subsequent permission was granted under ref. 10/03160 to sub-divide one of the semi-detached houses into two flats. As it stands these permissions have been implemented and are nearing completion on site.

Under ref. 10/02576 – permission was refused and subsequently dismissed on appeal for the construction of an additional block to the side of 109 to provide 3 two bedroom self contained flats, car parking, refuse store and cycle store.

Under ref. 11/00278 – an application is currently pending consideration for a three storey detached block comprising 4 two bedroom, 2 three bedroom flats with 8 car parking spaces and access road on land to the rear of 107-109 Monks Orchard Road which can also be found on this agenda.

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.

This application follows the refusal of ref. 10/02576 for the block adjacent to No.109 to provide 3 two bedroom self contained flats. In the assessment of the appeal, the Inspector was mindful of the recent permissions and works at No.109 to extend the building and provide 3 self contained units. In respect of the appeal proposal, the Inspector considered that there would be no harm to the flats in principle and that they can provide a mix of accommodation available to meet housing need. However the Inspector, considered the proposal would appear large and prominent in the street scene by reason of its high pitch and long side elevation which would be out of character with the two storey domestic scale of properties in the area.

In addition, the Inspector considered there would be little amenity space which would be harmful to the living conditions of the future occupiers. Given that large extensions have been granted permission to No.109 (and now implemented), it was considered that the impact of the appeal proposal would be lessened without detriment to future occupiers of 109.

In this case, the proposal seeks permission for 1 self-contained dwelling. Although 2 car parking spaces are proposed at the rear, the balance of amenity space would appear reasonable for a single unit.

The height and overall depth and scale of the extension to 109 has been reduced in comparison to the appeal scheme. Whilst the front gable feature still slightly projects above the ridge height of the host building, its impact has been greatly reduced. The scale of the extension is two storey in keeping with neighbouring development. It is also noted that the permission under ref. 05/02899 for key

worker housing on this site remains extant. The flatted block proposed on the Monks Orchard Road frontage under ref. 05/02899 is much wider in comparison with No.109 as extended and would share a similar building height.

With regard to the impact upon residential amenity it is not considered that the amenities of the future occupiers of No.109 would be adversely affected given the enlargement of the host building. The proposed balcony area will still sit behind the balcony and flank wall of 109 to the south and privacy to both occupiers would not be lost. There would remain over 4m separation from No.107 to the north to not adversely affect the light, privacy and prospect to the occupiers of this building.

In light of the planning history of development on this site, the principle of a further single dwelling is considered acceptable without serious detrimental harm to the character and appearance of the area or local and visual amenity.

On balance, having had regard to the above it is considered that the siting, size and design of the proposed development 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.

Background papers referred to during production of this report comprise all correspondence on files refs. 05/02899, 10/01926, 10/02576, 10/03160 and 11/00278, excluding exempt information.

as amended by documents received on 24.01.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|----|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 4 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 5 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 6 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 7 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 8 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 9 | ACB16 | Trees - no excavation |
| | ACB16R | Reason B16 |
| 10 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |

11	ACH12	Vis. splays (vehicular access) (2 in)	3.3 x 2.4 x 3.3m
	ACH12R	Reason H12	
12	ACH32	Highway Drainage	
	ADH32R	Reason H32	
13	ACI02	Rest of "pd" Rights - Class A, B,C and E	
	ACI03R	Reason I03	
14	ACI12	Obscure glazing (1 insert) at first floor level in the northern flank elevation	
	ACI12R	I12 reason (1 insert) H7 and BE1	
15	ACI17	No additional windows (2 inserts) flank dwelling	
	ACI17R	I17 reason (1 insert) H7 and BE1	
16	ACI24	Details of means of screening-balconies	
	ACI24R	Reason I24R	
17	ACK01	Compliance with submitted plan	

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

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
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) the relationship of the development to trees to be retained
- (g) the provision of satisfactory living accommodation for future residents
- (h) the employment, housing, transport and environmental policies of the UDP

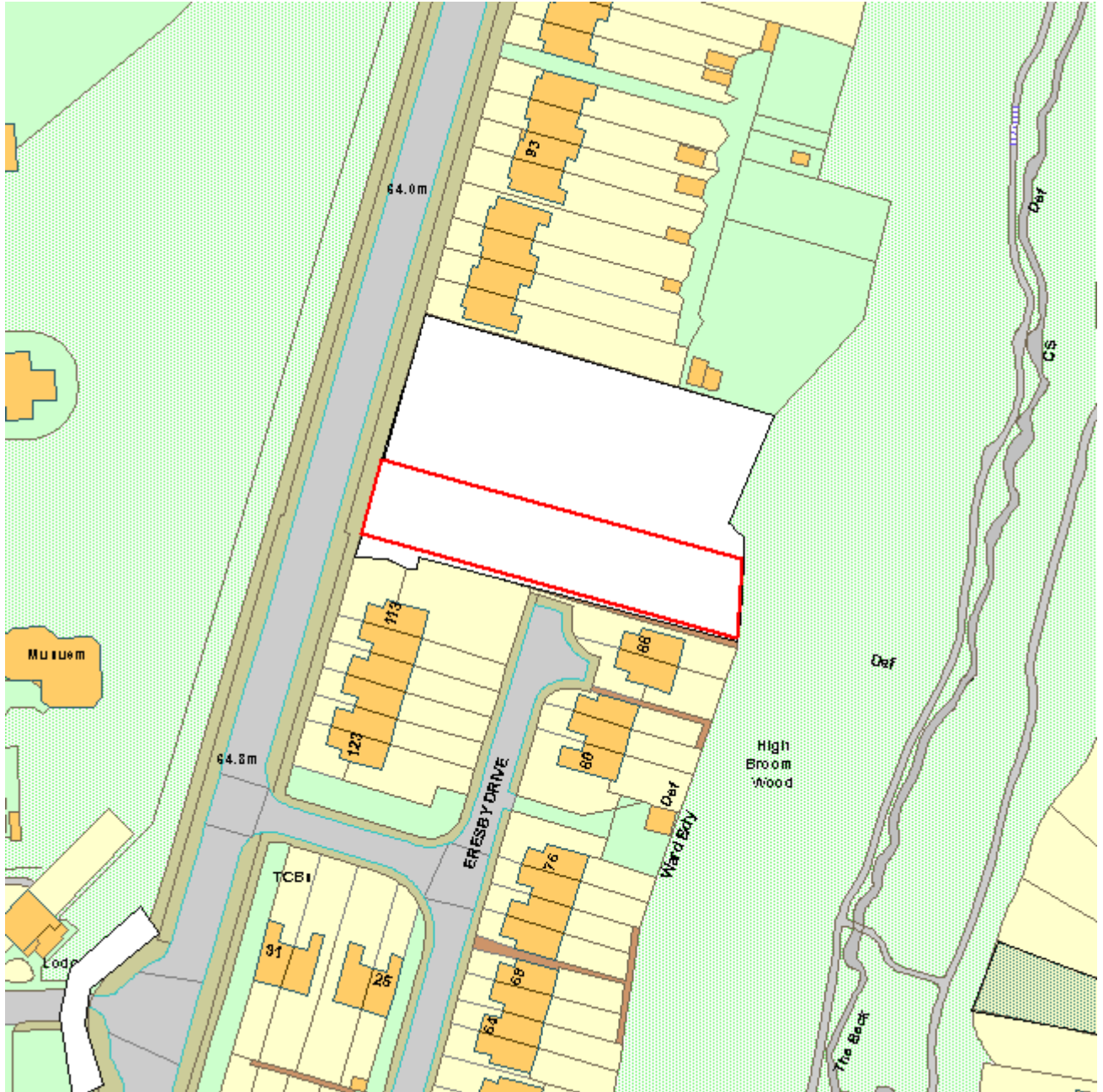
and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI16 Contact Highways re. crossover
- 2 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to

help with the forming/modification or vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

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