

SECTION '2' – Applications meriting special consideration

Application No : 11/00014/FULL6

Ward:
**Mottingham And Chislehurst
North**

Address : 34 Beaconsfield Road Mottingham
London SE9 4DP

OS Grid Ref: E: 542198 N: 172508

Applicant : Mr Stanley

Objections : YES

Description of Development:

Single storey rear extension
RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

- The application is for a single storey rear extension measuring approximately 3.2 metres in depth, 2.8 metres in width and a maximum of 3.6 metres in height and with an eaves height of 3 metres.
- This application is retrospective as there is an existing extension which measures approximately 4.5 metres in depth currently at the site, planning permission for which has been refused and dismissed at appeal and enforcement action authorised to reduce to the limitations of permitted development.
- The extension has mainly brick walls with windows and doors to the rear and high level windows to the flank elevation. The roof is glazed.

Location

- The application site is located to the west of Beaconsfield Road and is a semi-detached family dwelling.
- The area is comprised of mainly semi-detached, modest family dwellings.

Comments from Local Residents

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

- longer depth than acceptable
- base of structure raised so disproportionately high
- windows facing garden are very close to living room and impact on privacy
- noise and smell pollution
- no reduction in height which affects visual outlook from living room and bedroom
- left feeling exposed as opposed to secure
- extension has had detrimental effect on enjoyment of garden
- safety issues with angle of roof
- sunlight will be blocked in summer
- structure has caused stress and reduced quality of living conditions

Full correspondence can be found on file.

Comments from Consultees

No consultees were consulted in relation to 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

Planning History

Planning permission was granted for a single storey side and rear extension and increase in height of the existing garage roof in 2000 under ref. 00/00373.

Planning permission was refused for a single storey rear extension (retrospective) in 2010 under ref. 10/00687. This application was also dismissed at appeal in October 2010.

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.

The previous application was refused on the following ground:

The proposed rear extension would be overdominant and would be detrimental to the amenities that the occupiers of the adjoining property at No. 36 Beaconsfield Road might reasonably expect to be able continue to

enjoy by reason of visual impact and loss of prospect in view of its size and excessive depth of rearward projection contrary to Policy BE1 of the Unitary Development Plan.

The applicant appealed against the Council's decision and the enforcement notice issued. Both appeals were dismissed and the inspector concluded that the extension is unacceptably dominant in the outlook from No. 36 and causes harm to the living conditions of the residents of this property. The inspector upheld the enforcement notice and gave 1 month for the applicant to reduce the size of the extension to that permitted under the Town and Country Planning (General Permitted Development) Order.

The current proposal has been reduced in depth by 1.3 metres and the proposal now measures approximately 0.2 metres more in depth than what would fall within permitted development. Members may consider that this depth is likely to have a much reduced impact on the visual amenities and light of the neighbouring property No. 36 than what currently exists at the site. Given the reduction in depth and the siting of the extension, north of the adjoining neighbour No. 36, it is considered that the impact on sunlight will be minimal.

The extension has high level windows to the flank elevation, facing No. 36 and a glazed roof. From the upper floor windows of No. 36, it is possible to see into the extension through these high level windows. Members may consider that these windows are harmful to the privacy of the occupiers of No. 36 and the applicants. However, these windows could be retained if the applicant were to reduce the extension to fall within permitted development. It may therefore be necessary to attach a condition to any permission requiring the windows to be obscure glazed.

The extension when reduced will remain visible from No.36. However, taking into account the reduced depth, the extension is unlikely to be as dominant and overpowering. Members may therefore consider that providing the windows to this flank are obscure glazed, the extension, whilst still having some impact on the adjoining property, will on balance be acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 00/00373, 10/00687 and 11/00014, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The works hereby permitted shall be completed within 1 month from the date of this decision and shall not alter from the approved plans without the prior approval of the local planning authority.

Reason: In the interest of the amenities of the neighbouring properties and to comply with Policy BE1 of the Unitary Development Plan.

- 2 AC112 Obscure glazing (1 insert) to the southern flank elevation
AC112R I12 reason (1 insert) BE1

Reasons for granting permission:

In granting permission, the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

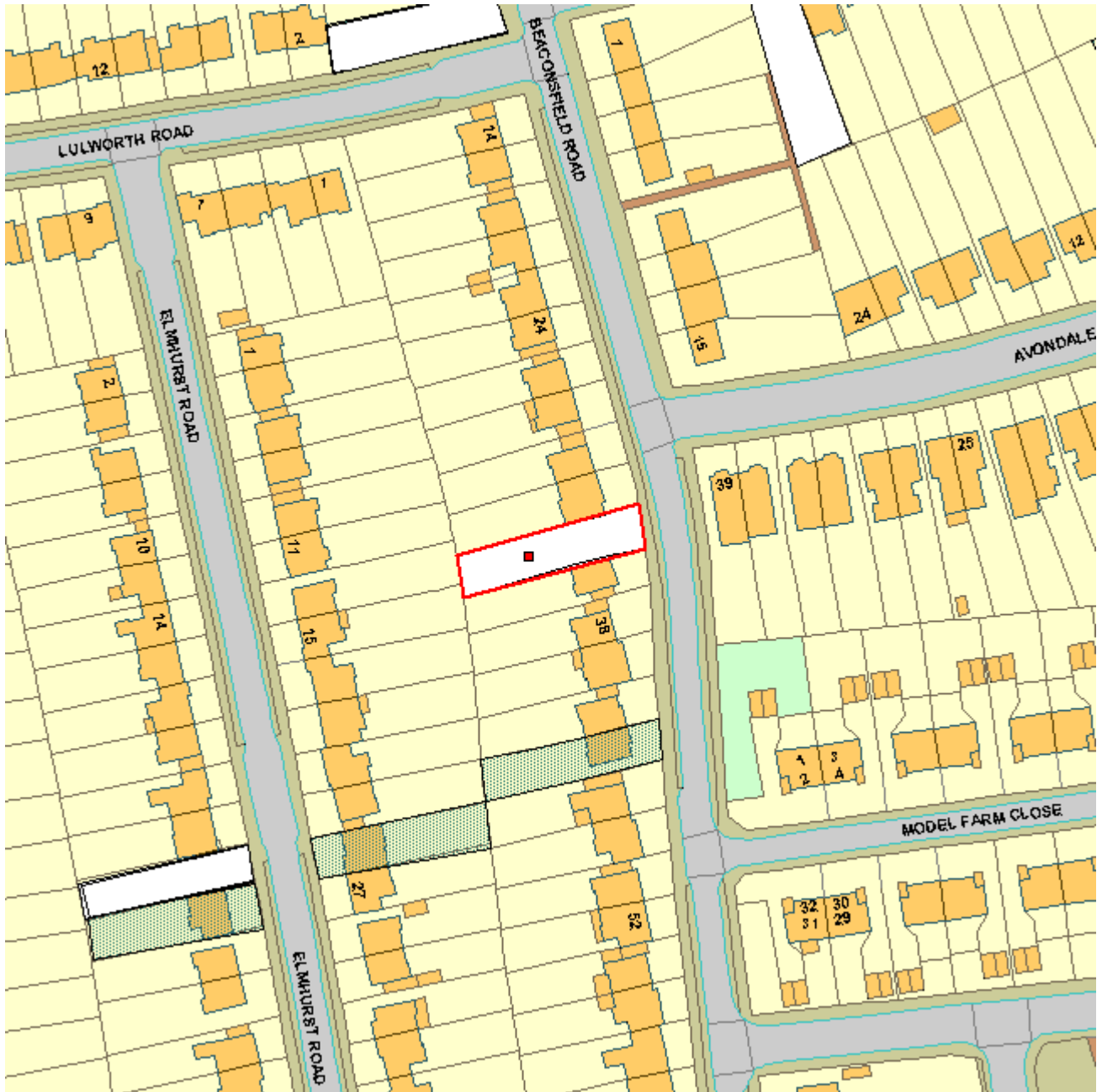
BE1 Design of New Development
H8 Residential Extensions

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

- (a) the appearance of the development in the streetscene
- (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

and having regard to all other matters raised.

Reference: 11/00014/FULL6
Address: 34 Beaconsfield Road Mottingham London SE9 4DP
Proposal: Single storey rear extension
RETROSPECTIVE APPLICATION



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