

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

Application No : 11/00371/FULL6

**Ward:
Shortlands**

Address : 34 Hayes Way Beckenham BR3 6RL

OS Grid Ref: E: 538483 N: 168447

Applicant : Mr M Stapleton

Objections : NO

Description of Development:

Part one/two storey side/rear and first floor rear extensions, pitched roof over existing side dormer, conversion of garage into habitable room and elevational alterations

Key designations:

Conservation Area: Park Langley

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Proposal

Planning permission is sought for the following:

- part one/ two storey side extension
- first floor rear extension
- pitched roof over existing side dormer
- elevational alterations to front to replace garage door with window
- conversion of garage into habitable room

Location

The application site comprises a two storey detached house set within a generous plot. The rear garden at present measures approximately 40m in depth. The property is situated within the Park Langley Conservation Area.

Comments from Local Residents

Nearby owners/ occupiers were notified of the application and to date no representations have been received.

Comments from Consultees

No objections were raised by the Council's Highways officer.

Planning Considerations

The main policies of relevance are Policies H8, H9, BE1 and BE11 of the Unitary Development Plan. 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.

Policy H9 relates to side space. The policy states that the Council will normally require a minimum of 1m side space should be retained from the side boundary of the site for the full length and height of two storey extensions; or where higher standards exist within residential areas, proposals will be expected to provide a more generous side space.

Policy BE11 states that proposals for new development within Conservation Areas are expected to respect or complement the layout and scale of the existing buildings, and should not detract from the character or appearance of the area.

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 conservation area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Planning permission is sought to extend the dwellinghouse to the side and to the rear. Given the siting of the proposed extension and separation to the adjoining properties it is not considered that the proposal will impact detrimentally on the amenities of the adjoining resident.

In terms of visual amenities, the applications for development within the Park Langley Conservation Area are required to respect and complement the established qualities of individual areas. The Park Langley Conservation Area has the character of a garden estate and comprises almost exclusively of large detached two storey family houses on generous plots. Although the part of proposed two storey side extension will only provide a 1m side space given that the side extension is sited 5.3m from the front and the majority of the extension will

be sited to the rear of the building, the extension is not considered to impact detrimentally on the visual amenities of the conservation area.

Having had regard to the above it was considered that the development in the manner proposed 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 Park Langley Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00371, 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 |

Reasons for permission:

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

- BE1 Design of New Development
- BE11 Conservation Areas
- H8 Residential Extensions
- H9 Side Space

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

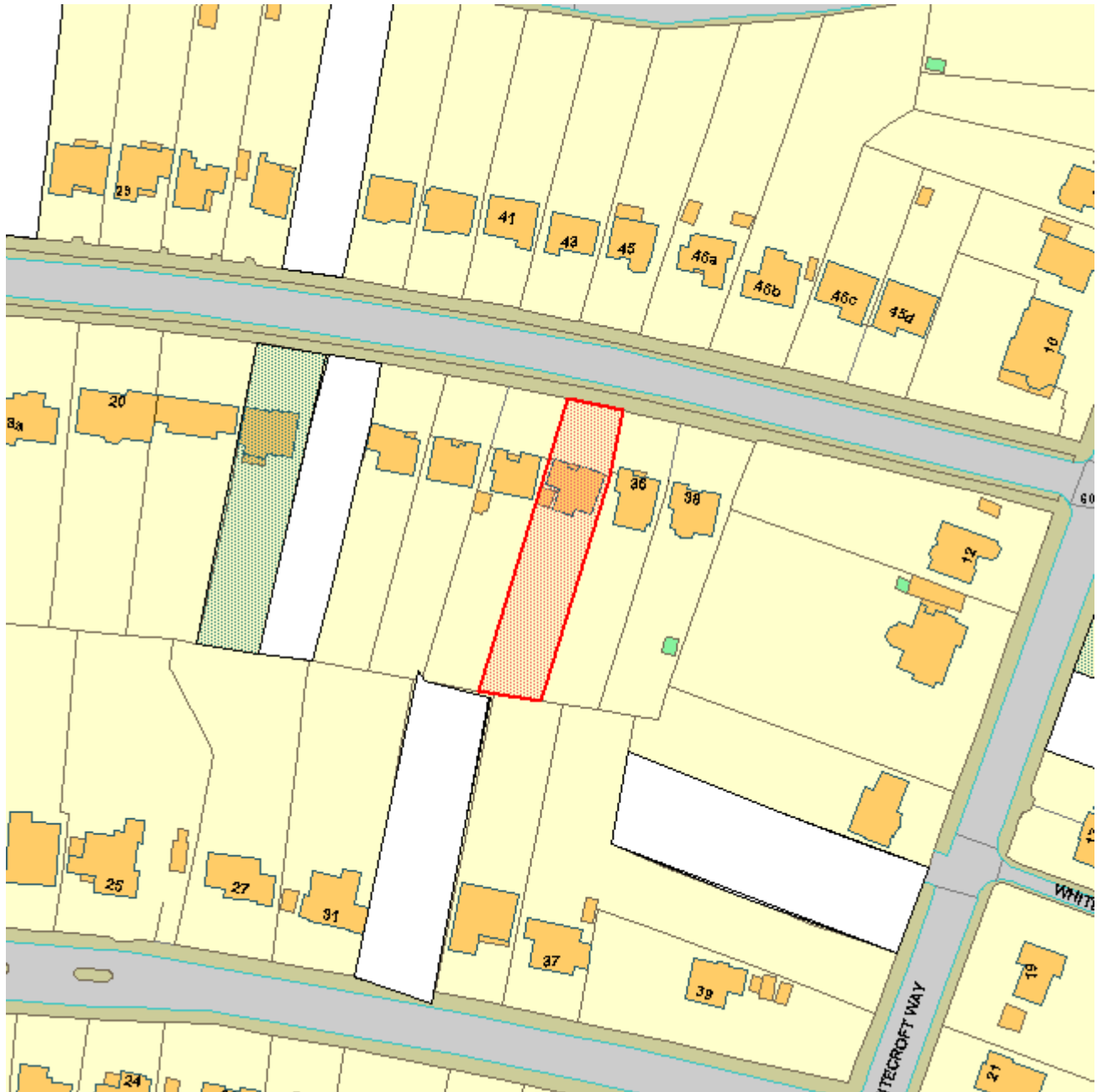
- (a) the appearance of the development in the street scene
- (b) the relationship of the development to the adjacent properties
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties

and having regard to all other matters raised.

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