

SECTION '2' – Applications meriting special consideration

Application No : 11/01372/FULL6

Ward:
Copers Cope

Address : 84 Copers Cope Road Beckenham BR3
1RJ

OS Grid Ref: E: 536998 N: 170761

Applicant : Mrs G Cullen

Objections : YES

Description of Development:

Single storey side, rear and front extensions including conversion of garage to habitable accommodation

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads

Proposal

The application proposes to construct a single storey side, rear and front extension located adjacent to the boundary with number 82. The single storey front extension is around 2.580 metres deep, has a pitched roof with a maximum height of around 4.3 metres but does not project any further forward than the existing house.

The side and rear extension is located around 0.8 metres away from the boundary with number 82 and includes the conversion of the existing garage building into habitable accommodation. Towards the rear the proposed extension has a rearward projection of around 5.1 metres from the existing rear flank wall of the property. The extension and conversion accommodates a new study, shower room and toilet, a fitness suite and a family room.

Location

The application site is located towards the northern end of Copers Cope Road and is an existing two storey detached residential dwelling.

The area is predominantly residential in character. The existing property has an attached single storey garage with a pitched roof and a large area of hard standing for parked vehicles to the front with two vehicular accesses.

Comments from Local Residents

- The Ordinance Survey map extract indicates that the garage of No. 82 is detached and located next to the boundary. It is in fact attached to the main house and there is a gap between it and the boundary.
- the umbrages of the Weeping Willow and Holly trees is inaccurate.
- the rearward projection of the extension is bulky and excessive.
- the extension may result in the removal of existing boundary vegetation and result in a visually intrusive and prominent extension.
- the height of the extension is excessive and causes loss of prospect
- the extension appears capable of being severed to form a separate dwelling
- the extension may result in damage to tree roots

In response to these objections the applicants have provided an additional supporting letter, the full text of which is available to view. The comments include the following statement:

The proposal would not have a detrimental impact on the amenities of the immediately adjacent neighbours who have not objected to the proposals. There are other properties including number 80 which have significant extensions and very small gaps between boundaries. There is little if any gap between numbers 80 and 78. Other properties within the road have had significant increases in habitable accommodation. The existing building lines of numbers 82 and 84 towards the rear are of a similar depth of rearward projection to the extension proposed here. We have no intention of removing or damaging the trees.

Comments from Consultees

From a highway planning perspective, no technical objections are raised to the loss of the garage as there is existing parking available on the curtilage.

From a trees and landscaping perspective any comments received will be reported verbally at the meeting.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
T3 Parking

Planning History

Under planning application ref. 01/00247, permission was granted for a single storey side extension.

Under planning application ref. 03/04196, permission was refused and dismissed at appeal for a four storey block comprising 1 one bedroom and 13 two bedroom flats, with 21 car parking spaces at 84 – 86 Copers Cope Road. The Inspector

concluded the proposal was an overdevelopment of the site harmful to the character and appearance of the area.

Under planning application ref. 05/03094, planning permission was refused and dismissed at appeal for the demolition of existing dwellings and erection of 2 three storey detached blocks comprising a total of 12 two bedroom flats with 18 car spaces, detached cycle and refuse stores, hard and soft landscaping and new vehicle access onto Copers Cope Road. (at 84 and 86 Copers Cope Road). The application was dismissed at appeal and the Inspector concluded that the proposal would be harmful to the character and appearance and spatial standards of the area. The proposal was also considered harmful to existing resident's amenity.

Under planning application ref. 07/01609, planning permission was refused for a two storey side extensions and conversion into 4 two bedroom and 1 three bedroom flats and refuse store at front. The proposal was considered harmful to existing spatial standards, the street scene and the character of the area.

Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the area and street scene in general

Policies BE1 and H8 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area, the area around the site is predominantly residential and the buildings in the area are predominantly detached dwellings set within spacious plots.

The development is not considered to result in any significant decrease in spatial standards as the footprint of the proposed extension maintains an acceptable separation between the flank elevations and adjacent boundaries. The extensions are of an appropriate design and scale in keeping with the street scene and surroundings which could on balance be considered to relate well to the host dwelling and character and appearance of the area in general.

The main bulk of the extensions are located towards the rear of the property. Whilst the depth of rearward projection of the extension is some 5.1 metres, the proposal leaves adequate distances towards the boundary of the site with similar rear extensions and building lines of a similar depth visible from the application site. The submitted floor plans indicate an internal door to into the hallway and to ensure the extension is not severed into a separate unit an appropriately worded condition could be imposed on any approval to ensure that the use of the extension does not become separate from the main dwelling.

With regards to the loss of the garage there is existing parking available to the front of the property and an existing garage adjacent to No. 86.

Members may therefore agree that this proposal is acceptable and would not result in a unduly detrimental impact on the residential amenities of neighbouring properties nor impact detrimentally on the character of the area or the street scene generally given the distance from the boundary, the orientation of the site, existing boundary screening and vegetation and the location of existing buildings and extensions at adjacent properties

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01372 and 01/00247, 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 | |
| 3 | ACI07 | Restrict to members of household (1in) | at 84 Copers Cope |
| | | Road | |
| | ACI07R | Reason I07 | |

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
- T3 Parking

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

- (a) the impact of the development on the character and appearance of the Conservation Area
- (b) the relationship of the development to adjacent property and the street scene;
- (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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