

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 11/02004/FULL1

**Ward:**  
**Shortlands**

**Address :** 47 Malmaims Way Beckenham BR3 6SB

**OS Grid Ref:** E: 538657 N: 168136

**Applicant :** Mr And Mrs P Ross

**Objections :** YES

**Description of Development:**

Demolition of existing dwelling and erection of detached two storey five bedroom dwelling with accommodation in roof space

Key designations:

Area of Special Residential Character

**Proposal**

- The proposal seeks permission for the demolition of the existing dwellinghouse and the erection of a detached two storey five bedroom dwellinghouse with accommodation within the roof space.
- At ground floor, the accommodation will comprise of an entrance hallway, living room, breakfast/family room, kitchen, utility room and double integral garage. At first floor it will comprise of three bedrooms, each with en-suite facilities and one with an additional dressing room, and the roof space will provide two further bedrooms.
- The existing vehicular access is to be retained, the site levels will remain unaltered, and any trees on or surrounding the site will be protected during construction.

**Location**

The application site is located on the eastern side of Malmaims Way within the Park Langley Area of Special Residential Character (ASRC) and hosts a two storey detached dwellinghouse.

The general character of the area is mixed, with many properties having been extended in different ways and a number of the original dwellings along the road have been demolished and replaced. As such, there is no uniformity in terms of design of properties along the road, however any replacement dwellinghouse must be compatible with the general appearance and respect the character of the wider area.

## **Comments from Local Residents**

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

- proposed dwelling will be substantially larger than existing dwellinghouse;
- out of keeping with surrounding properties;
- block light;
- affect privacy;
- too close to No. 45 Malmaison Way;
- object to the roof part of the proposed house – the existing house does not overlook properties to rear, however a roof room would have a clear view into garden and rear of house;
- the building would be on show above trees and shrubs.

Full copies of all correspondence can be found on file and any further comments will be reported verbally at the meeting.

## **Comments from Consultees**

No objections were raised by the Highways Engineer, Thames Water, Highways Drainage or Environmental Health.

## **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

- BE1 Design of New Development
- H7 Housing Design
- H9 Side Space
- H10 Areas of Special Residential Character
- T3 Parking
- T18 Highway Safety

## **Planning History**

There is no recent planning history at the site.

## **Conclusions**

Members may consider that the main issues relating to the application are the effect that the replacement dwellinghouse would have on the character of the Park Langley Area of Special Residential Character and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The site is located in an area of predominately large detached residential dwellinghouses with a church building to the South of the site, with the site being considered to be of an adequate size to satisfactorily accommodate the proposed development. The level of amenity space to be retained on the site is considered to

be substantial and similar to the level already provided for the existing dwellinghouse, and the separation on the site between the proposed dwellinghouse and the flank property boundaries of the site has been retained at the same level as what exists at present along the southern property boundary, and a minimum retention of 1.5 metres is being introduced between the northern flank elevation of the replacement dwellinghouse and the northern property boundary. Whilst this is a reduction along this side of the site when compared to the existing dwellinghouse, Members may consider that a separation of 1.5 metres is considered satisfactory within this area and in terms of any possible impact upon the amenities of the residents of the adjacent property.

Whilst the overall height of the proposed dwelling will be increased by approximately 1.25 metres when compared with the existing dwelling which is to be demolished, the roofline will be altered from a roof with gable end features at either end, to a gable feature to the front and pitched roof either side, which will significantly reduce the overall bulk of the roof in terms of the appearance on the streetscene. The retention of at least 1.5 metres separation between the proposed dwelling and the neighbouring property to the north means that the impact of the increase in height should not be detrimental to the amenities of the neighbouring properties or the general character of the area.

The access to the site is not being altered, with the existing crossover and layout of the driveway being retained. Whilst the overall site coverage of the proposed dwellinghouse will be increased, Members may find that this not considered to be to the detriment of the character of the ASRC or the amenities of the residents of neighbouring properties.

Members may consider that the proposed dwellinghouse will enhance the character of the area and ASRC in general, especially when considering that the existing dwellinghouse is in a dilapidated state and the external appearance of the property having suffered from lack of maintenance. In addition, Members may find that the design of the proposed dwellinghouse will be more in keeping with the style and size of the buildings along the road than the existing dwelling, and the materials to be used for the new dwelling will complement the general area and the scale and form of the property will further enhance the plot.

Having had regard to the above, Members may consider that the proposed replacement dwelling is acceptable in that it would not result in a significant loss of amenity to neighbouring properties nor impact detrimentally on the character of the Park Langley Area of Special Residential Character but in fact enhance the character of the site.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02004, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |    |                |  |
|----|----------------|--|
| 1  | ACA01          | Commencement of development within 3 yrs   |
|    | ACA01R         | A01 Reason 3 years   |
| 2  | ACC08          | Satisfactory materials (all surfaces)  |
|    | ACC08R         | Reason C08   |
| 3  | ACD04          | Foul water drainage - no details submitt   |
|    | <b>Reason:</b> | To ensure satisfactory means of foul water drainage and to accord with Policy 4A.14 of the London Plan and PPS 25.                                     |
| 4  | ACH04          | Size of parking bays/garages   |
|    | ACH04R         | Reason H04   |
| 5  | ACH32          | Highway Drainage   |
|    | ADH32R         | Reason H32   |
| 6  | ACI02          | Rest of "pd" Rights - Class A, B,C and E   |
|    | <b>Reason:</b> | In order to protect the amenities of the residents of adjacent properties and to comply with Policies BE1, H7 and H10 of the Unitary Development Plan  |
| 7  | ACI12          | Obscure glazing (1 insert) in the first floor flank elevations   |
|    | ACI12R         | I12 reason (1 insert) BE1 and H7   |
| 8  | ACI17          | No additional windows (2 inserts) flank dwellinghouse  |
|    | ACI17R         | I17 reason (1 insert) BE1 and H7   |
| 9  | ACK01          | Compliance with submitted plan   |
|    | <b>Reason:</b> | In order to protect the amenities of the residents of adjacent properties and to comply with Policies BE1, H7 and H10 of the Unitary Development Plan. |
| 10 | ACK05          | Slab levels - no details submitted   |
|    | ACK05R         | K05 reason   |

### **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 Design
- H9 Side Space
- H10 Areas of Special Residential Character
- T3 Parking
- T18 Highway Safety

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

- (a) the appearance of the development in the street scene;
- (b) the appearance of the development in relation to the character of the area;
- (c) the relationship of the development to the adjacent properties;
- (d) the character of development in the surrounding Area of Special Residential Character;
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (f) the light and outlook of occupiers of adjacent and nearby properties;
- (g) the privacy of occupiers of adjacent and nearby properties;
- (h) the housing policies of the development plan;

- (i) and having regard to all other matters raised including concerns from neighbours.

INFORMATIVE(S)

- |   |       |  |
|---|-------|--|
| 1 | RDI06 | Contact Building Control 6 weeks prior to demolition |
| 2 | RDI09 | Minimum side space as shown on plans                 |
| 3 | RDI10 | Contact Street Naming and Numbering                  |
| 4 | RDI15 | No Obstruction of Highway                            |
| 5 | RD130 | Level of Obscurity                                   |

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