

SECTION '2' – Applications meriting special consideration

Application No : 11/01937/FULL6

Ward:
Kelsey And Eden Park

Address : 4 Stanhope Grove Beckenham BR3 3JB

OS Grid Ref: E: 536783 N: 167813

Applicant : Mr Jim McDaid

Objections : NO

Description of Development:

Part one/two storey front/side and rear extension. Front porch. Roof alterations to incorporate rear dormer extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Ravensbourne FZ2 and FZ3
River Centre Line

Proposal

The site is located on the east side of Stanhope Grove and is a semi-detached property. A part one/two storey front/side and rear extension, front porch and roof alterations to incorporate rear dormer extension are proposed, in order to include annex accommodation within the host property.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

Network Rail raise no objection.

Comments regarding impact on trees suggest that as the property adjoins a railway embankment where all of the trees are covered by TPO.

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
- H9 Side Space

The planning history to the site includes a planning refusal in 1988 (ref. 88/03899) for a comprehensive redevelopment scheme covering 2-4 Stanhope Grove. A pre-application enquiry was made under reference preapp11/ 00989 in relation to this current application.

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.

Given the predominantly side nature of the proposed extension, the scheme is not considered to unduly impact on the amenities to nearby neighbours. A rear dormer is proposed which is considered acceptable within this suburban setting although it should be noted that the accommodation in the roof space will provide lounge and kitchen facilities for the annexed accommodation therefore the space is likely to be used in a different manner to dormer extensions to provide additional bedroom accommodation. However, the adjoining semi is used as two flats so is potentially comparable in nature of use.

The design of the extension proposed includes two storey development up to the boundary. In this instance the proposed extension will be abutting a wooded railway embankment and it is considered, subject to appropriate design and tree survey, that this element of the scheme would not have such an undue impact as to warrant a planning refusal under Policy H9 side space policy as it could not lead to unrelated terracing which the policy seek to protect.

However, Members will want to consider whether the two storey front element coupled with the roof design results in an unsatisfactory design of development, detrimental to the visual amenities of the street scene.

It is noted that the adjoining semi (which provides flatted accommodation) has a flat roof two storey side extension which appears to be built up to the boundary.

Policy H8 deals with accommodation for household member 'annex' accommodation. Subject to this element forming an integral part of the main dwelling and for any planning permission to be subject to a condition restricting occupancy to members of the main dwelling's household no planning objection is raised to this element of the proposal.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

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| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01 | Commencement of development within 3 yrs |

- 2 ACA01R A01 Reason 3 years
2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
3 ACI07 Restrict to members of household (1 in) at 4 Stanhope
Grove, Beckenham
ACI07R Reason I07
4 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

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

- 0 D00003 If Members are minded to refuse planning permission the following grounds are suggested:
- 1 The proposal would be detrimental to the visual amenities of the street scene by way of the two storey front extension and roof bulk contrary to Policies H8 and BE1 of the Unitary Development Plan.

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