

SECTION '2' – Applications meriting special consideration

**Application No :** 11/01987/FULL1

**Ward:**  
**Hayes And Coney Hall**

**Address :** 36 Station Approach Hayes Bromley  
BR2 7EJ

**OS Grid Ref:** E: 540048 N: 166125

**Applicant :** Gingers Restaurant (Mrs M And Ali Ahmed) **Objections :** NO

**Description of Development:**

Single storey rear extension with extension to existing ventilation ducting. Rear rooftop walkway and external stairs.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Local Distributor Roads  
Retail Shopping Frontage

**Proposal**

Single storey rear extension with extension to existing ventilation ducting. Rear rooftop walkway and external stairs.

There are two elements to the rear extension; the first extends just over 9m and has a height of virtually 4.3m which matches the height of the existing extension. The height then reduces to 3.6m for the remaining 3.8m projection. A walkway, to serve the flats over the shop, extends over the flat roof of the proposed extension; this has associated balustrade rails adding a further 0.9m to the overall height. An associated staircase is proposed to the rear of the proposed extension. The existing ventilation ducting will be extended in order to serve the new kitchen area.

**Comments from Local Residents**

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

**Comments from Consultees**

Comments received from the Head of Building Control advise that the fire arrangements appear to be adequate but further examined upon receipt of a Building Regulations application.

Cleansing raise no concerns regarding the refuse storage arrangements.

Environmental Health raise no objections, subject to planning condition, given that there is no detailed submission relating to the reconfigured ventilation system.

Although Highways regret the loss of the rear area, no objections are raised given the PTAL accessibility and availability of pay and display parking bays.

### **Planning Considerations**

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

BE1 Design of New Development

Planning History includes:

| Ref. Number<br>Date | Description  | Status     | Decision   |
|---------------------|--|------------|------------|
| 87/02143/FUL        | SECOND STOREY REAR EXTENSION AND EXTERNAL STAIRCASE PER                  | 07.10.1987 |            |
| 89/01605/FUL        | CONVERSION OF FIRST AND SECOND FLOOR MAISONETTE INTO 2 TWO BEDROOM FLATS | PER        | 06.07.1989 |
| 02/03274/FULL1      | Single storey rear extension   | PER        | 15.01.2003 |

### **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 application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The planning history of the site includes a second storey rear extension in 1987 and then conversion of the maisonette in to 2 flats in 1989. A single storey extension to the shop was given planning permission in 2002 with a planning condition attached restricting the use of the extension to storage purposes only in order to prevent an over-intensive use of the site and in the interests of the amenities of the area.

There are a number of extensions of varying sizes to the rear of the properties in this local parade. Most notably, further down the parade at number 18 a substantial rear extension with ventilation ducting, roof top walkway and associated staircase was given planning permission in 1984 (ref. 84/02799). There is a two storey structure located in the site immediately adjacent the application site (to the south – No. 38). This has the appearance of being built at the same time as the original development but occupies a proportion to the rear of the site only.

No development has been carried out to the rear of the site to the north (No. 34) and it has a relatively open nature. At the time of the site visit the area was being used for the parking of cars.

No specific concerns have been raised by relevant consultees and no neighbour objections have been received. Whilst the development at No. 18 is noted, in the light of current planning Policy BE1 it may be considered that the height and extent of the proposed extension gives rise to planning concerns including visual impact, over-development and over-intensive use of the site.

Having had regard to the above it was considered that the siting and size of the proposed extension is not acceptable in that it would result in an over-development of the site and have a detrimental visual impact on the character of the area.

#### **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposal would result in a cramped and over-dominant development of the site by reason of the height and length of the extension and the amount of site coverage by buildings and would be out of character with the adjacent buildings and area contrary to Policy BE1 of the Unitary Development Plan.

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