

SECTION '2' – Applications meriting special consideration

**Application No :** 11/02255/FULL6

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

**Address :** 4 Knowlton Green Bromley BR2 9DH

**OS Grid Ref:** E: 539979 N: 167744

**Applicant :** Mr David Raper

**Objections :** YES

**Description of Development:**

Part one/two storey front/side and rear extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Tree Preservation Order

**Proposal**

The application proposes the construction of a part one/two storey front/side and rear extension.

The front extension accommodates a ground floor toilet and cloakroom, an extended dingy room and an attached single garage. The extension towards the front of the property is single storey, around 3.7 metres in height with a pitched roof and would have a forward projection of around 2 metres similar to that which currently exists with the detached garage and flat roof front porch

Towards the western boundary adjacent to number 3 it is proposed to construct a two storey side and rear extension which accommodates the rear of the garage, a utility room and a playroom towards the rear. At first floor two en-suite bedrooms are proposed. The proposed two storey side and rear extension would be located 1 metre away from the boundary with number 3.

**Location**

The application site is located within a predominantly residential area of detached houses known as the Hayesford Park Estate. The estate was constructed during the 1960's with the majority of properties being constructed open communal greens and cul-de-sacs. The property is located towards the North West end of Knowlton Green which is a small residential cul-de-sac accessed from Cheriton Avenue.

## **Comments from Local Residents**

- the proposal would change the character and appearance of the street
- any extension to the rear should be at ground floor level only to ensure no loss of privacy
- the generous spacing between the properties contributes to the character of the area
- no other two storey extension exists in this cul-de-sac.
- the proposal is overdevelopment harmful to spatial standards
- this would set a dangerous precedent for similar extensions eroding the spacious character of the whole estate
- the proposal would unbalance the symmetry of the close
- the proposal results in overshadowing and loss of outlook
- this large extension has potential to become annexed into a separate dwelling
- bringing the dwelling closer to neighbours and increasing its size results in increased noise and activity
- the development is excessive for the existing property and out of keeping with the surrounding area resulting in a loss of spatial separation between properties

In response to these objections the applicant's architect has provided the following statement:

The proposal takes account of the impact of sunlight shadow to number 3 by removing the existing detached garage which is constructed up to the boundary. The rear extension is some 20 metres away from the properties located in Hayesford Park Drive. All UDP planning guidelines have been adhered to in this proposal.

The applicants architect has also provided a projected photomontage of the front extension and sun and shadow details of the shortest and longest days of the year detailing the shadowing as a result of the proposed extensions.

## **Comments from Consultees**

From a trees and landscaping perspective, no significant trees would be affected by the proposals.

## **Planning Considerations**

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

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

## **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, the existing building and the street scene in general.

Policies BE1, H8 and H9 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 with communal green lawns beside the roads and within numerous cul-de-sacs.

It is considered that the proposed extension would not on balance impact significantly on the amenities of neighbouring residents due to the distance from the boundary, the orientation of the site, existing boundary screening and vegetation and the location of existing buildings at adjacent properties.

The proposed extensions would provide the required 1 metre distance towards the boundary of the site and Members will need to consider whether on balance this extension is subservient to the host dwelling and appropriately reflects the character and appearance of the Hayesford Park Estate and street scene in general.

The proposal would result in the removal of the existing single storey flat roof garage which is constructed up to the boundary of the site adjacent to number 3. 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. However the proposed extensions would be two storeys in form and this results in the loss of some of the views towards the rear of the site due to the construction of the two storey side extension; Members will therefore need to consider whether on balance this is significant enough to warrant a refusal of planning permission.

Members will also need to consider whether the impact of this extension would harm the character and appearance of the street scene and area in general and whether the extension would cause harm to the architectural integrity of the host building.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02255, excluding exempt information.

## **RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

- |   |                 |  |
|---|-----------------|--|
| 0 | D00002          | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years                             |
| 2 | ACC04           | Matching materials   |

- |   |        |  |  |
|---|--------|--|--|
|   | ACC04R | Reason C04                               |  |
| 3 | ACI11  | Obscure glaz'g/details of opening (1 in) | in the first floor flank elevations of the extension |
|   | ACI11R | Reason I11 (1 insert)                    | BE1 and H8   |
| 4 | ACI17  | No additional windows (2 inserts)        | first floor flank extension                          |
|   | ACI17R | I17 reason (1 insert)                    | BE1 and H8   |

**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
- 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 adjacent property;
- (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.

D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposed extensions would, by reason of their size and siting, result in the overdevelopment of the site, out of character with the area and harmful to the visual amenities of the street scene, resulting in a retrograde lowering in the spatial standards to which the area is at present developed, contrary to Policies BE1 and H8 of the Unitary Development Plan.

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