

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

Application No : 11/02511/FULL6

Ward:
Hayes And Coney Hall

Address : 3 Hurstfield Bromley BR2 9BB

OS Grid Ref: E: 540216 N: 167786

Applicant : Mr D Jones

Objections : YES

Description of Development:

Part one/two storey 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 side and rear extension. The site already has planning permission for a single storey side and rear extension to the same footprint and work has commenced on this (ref. 10/03303). This application seeks to increase the size of the approved extension at first floor level resulting in a two storey extension predominantly towards the rear with a rearward projection of 3 metres.

The submitted proposed second floor plan and the proposed elevations indicate that the flank wall of the two storey element of the proposal is some 2.5 metres away from the boundary with number 2 whilst the single storey element remains as previously approved, some 0.2 metres away from the boundary with number 2. The overall footprint remains the same as the approved single storey extensions but now includes the new first floor to the rear.

Location

The application site is a two storey detached residential dwelling located within a predominantly residential area towards the northern end of Hurstfield which is a small residential cul-de-sac of detached properties.

Comments from Local Residents

- A two storey extension would be located too close towards the surrounding properties which results in a loss of privacy and outlook.

Comments from Consultees

From a trees and landscaping perspective no technical objections are raised.

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

Planning History

Under planning application ref. 10/03303, planning permission was granted for a single storey side and rear extension.

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 appropriate distances towards the boundary of the site with the flank wall of the two storey rear extension being some 2.6 metres from the boundary with number 2 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 street scene in general.

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 increase

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