

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

**Application No :** 11/03870/FULL6

**Ward:**  
Hayes And Coney Hall

**Address :** 23 Sandiland Crescent Hayes Bromley  
BR2 7DP

**OS Grid Ref:** E: 539799 N: 165620

**Applicant :** Mr Alix Holloway And Mrs Pauline Ashton  
**Objections :** YES

**Description of Development:**

Single storey rear extension with raised decking area and basement

Key designations:

Special Advertisement Control Area  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Tree Preservation Order

**Proposal**

The application proposes the construction of a single storey rear extension to accommodate a new kitchen and dining room. The proposed extension would occupy the full width of the existing house and is 4 metres deep in terms of its rearward projection. The extension would be located some 2 metres away from the flank boundaries of the site.

A basement is also proposed which results in the maximum height of the extension when measured from the lower garden level being some 6.3 metres. Due to the creation of the basement area and the significant drop in ground levels down towards the rear garden a raised timber decking area is also proposed. This decking area would not occupy the full width of the existing property and is set some 4.6 metres away from the boundary with number 25 and some 1.6 metres away from the boundary with number 21 and extends out into the rear garden by around 1 metre.

Work had commenced on site with the existing conservatory now demolished, however work has now stopped to await the outcome of this application.

**Location**

The application site is a detached two storey residential property located within a predominantly residential area towards the north and Green Belt land towards the south. The property lies within the area known as the Warren Wood Estate, and is designated as an Area of Special Residential Character.

There is a significant drop in ground level down towards the rear boundary of the site. The property currently has an existing rear dormer roof extension. The existing single storey conservatory extension has been demolished.

### **Comments from Local Residents**

- The proposed extension would be excessive in height due to the drop in ground levels and would result in significant overlooking and loss of privacy.
- The works would result in harm to the existing wildlife within the area
- The drawings are not accurate with the scale and scope of landscaping not detailed correctly on the documents.
- Dimensions should be provided on the plans to clearly indicate the height and scale of the works
- There is no reference to boundary treatments or trees and vegetation
- The size and position of the basement and extension is overbearing, intrusive and out of character with the area resulting in a loss of privacy.

The applicant has responded to these concerns and their comments can be summarised as follows:

The boundary wall was reduced in height following the work undertaken and it is unfortunate that the boundary has been left in this temporary state, however this is due to the delay in our build following the requirement for a planning application for the works. We hope to resolve this boundary issue as soon as work resumes but the land needs to be left temporarily in this state to provide access for the building work being undertaken. The development will not result in any harm to the existing trees which are some distance away from the proposed extension. We have permission from the Council's Tree Officer to thin its canopy by 20%, however we hope to leave the tree at its existing natural height and have no intention of damaging it in any way. The badger set is down the end of the rear garden at the bottom of the slope obscure by the natural lie of the land and the surrounding woodland.

The full text of this correspondence is available to view on file.

### **Planning Considerations**

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

- BE1 Design of New Development
- H8 Residential Extensions
- H10 Areas of Special Residential Character

### **Planning History**

Under application ref. 07/04012, an application for a Certificate of Lawfulness for a proposed development was approved for side and rear dormers.

## **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 H8 and H10 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 set within reasonably spacious plots.

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. The proposed extension would be subservient to the host dwelling with similar extensions having been constructed at surrounding dwellings.

The proposed extension is located towards the rear of the property and would not be significantly visible from the street scene. The extensions are of an appropriate design and scale in keeping with the street scene, surroundings and the existing house which could on balance be considered to complement the established individual qualities of this Area of Special Residential Character, compliant to Policies H8 and H10.

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. Due to the location of the raised decking area and changes in ground levels it is considered that the proposed decking would not on balance result in any significant overlooking or loss of privacy. Whilst it is acknowledged that some of the existing boundary screening may need to be replaced or replanted due to damage as a result of the works undertaken, Members may consider that an appropriately worded planning condition could be imposed on any approval to minimise any further loss of privacy as a result of the proposal.

Members may therefore agree that this proposal is acceptable and would not result in a unduly detrimental impact on the residential amenities of neighbouring properties nor impact detrimentally on the character of the area or the street scene generally given the distance from the boundary, the orientation of the site, existing boundary screening and vegetation and the location of existing buildings and extensions at adjacent properties

Background papers referred to during production of this report comprise all correspondence on files refs. 07/04012 and 11/03870, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACA07  | Boundary enclosure - no detail submitted |
|   | ACA07R | Reason A07                               |

### **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
- H10 Areas of Special Residential Character

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

- (a) the impact of the development on the character and appearance of the area
- (b) the relationship of the development to adjacent property and the street scene;
- (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.

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