

SECTION '2' – Applications meriting special consideration

Application No : 12/00929/FULL6

Ward:
Hayes And Coney Hall

Address : 175 Mead Way Hayes Bromley BR2 9ES

OS Grid Ref: E: 539636 N: 167390

Applicant : Mr Gregory Farrell

Objections : NO

Description of Development:

Part one/two storey front, side and rear extensions

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

It is proposed to construct a two storey side extension to replace the existing attached single garage to accommodate a new playroom and utility room at ground floor and two new bedrooms at first floor. An extended kitchen and dining room area towards the rear are also proposed within a single storey rear extension of some 1.95 metres in depth of rearward projection with a pitched roof. Towards the front of the property the side extension projects forward at ground floor by around 0.8 metres in line with the existing front porch and bay window.

The proposed two storey side extension would be located adjacent to the boundary with number 177 and would provide a distance towards the boundary of 0.9 metres.

Location

The application site is a two storey semi detached residential dwelling located within a predominately residential area towards the north and a public park towards the south with an area known as Cupola Wood towards the rear boundary.

The application site currently has an attached single storey single garage adjacent to the boundary with number 177.

Comments from Local Residents

To date no letters of objection were received from local residents.

Comments from Consultees

From a highway planning perspective no technical objections are raised to the loss of the existing garage as there are spaces which could be utilised within the site however a condition should be imposed on any approval to ensure details of the car parking layout are submitted.

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
H9 Side Space

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 2012.

Planning History

Under planning application ref. 12/00046, planning permission was refused for a two storey side and single storey rear extension. The proposed extension by reason of its size, height, bulk and proximity to the side boundary which failed to provide a 1 meter side space was considered to constitute a cramped form of development, which if permitted would result in a retrograde lowering of spatial standards to which the area is at present developed, detrimental to the character and appearance of the area and street scene in general contrary to Policies H8, H9, and BE1 of the Unitary Development Plan.

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 semi detached dwellings.

The footprint of the proposed extension is considered not to comply with Policy H9 as it fails to maintain an acceptable separation between the flank elevations and adjacent boundaries. Whilst it is noted that there is an existing garage building

which is constructed up to the boundary of the site its height and scale is not significant with the views towards the rear being maintained effectively. The proposed extensions would result in the loss of some of the views towards the rear of the site and reduce spatial standards due to the construction of the two storey side extension 0.9 metres away from the boundary of the site.

In order to comply with relevant Unitary Development Plan Policies and maintain the existing spatial standards and the character of the area greater separation from the boundary is required. The proposal therefore does not accord with Policy H9

It is noted that the applicant refers to other side extensions in the locality with limited side space provision, including application 07/00090 at 200 Mead Way with a side space of 0.9 metres. The full text of correspondence received is available for Members attention. irrespective of all of the above and whether there are existing buildings at ground floor constructed up to the boundary, each case should be considered on its merits and have regard to the character of the area and existing pattern of development and be assessed against the current Policies within the UDP.

The Council considers that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas.

The proposed extensions would not provide the required 1 metre distance towards the boundary of the site and Members will need to consider on balance when taking into account other similar extensions within the area whether this extension is subservient to the host dwelling and appropriately reflects the character and appearance of the area, the street scene and existing spatial standards in general.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00046 and 12/00929, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed extension by reason of its proximity to the site boundary constitutes a cramped form of development, which if permitted would result in a retrograde lowering of spatial standards to which the area is at present developed, detrimental to the character and appearance of the area and street scene in general contrary to Policies H8, H9, and BE1 of the Unitary Development Plan.

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