

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

Application No : 12/00907/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:

Single storey front, side and rear extension and elevational alterations

Key designations:

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

Proposal

The application proposes to construct a single storey front, side and rear extension together with elevation alterations.

The extension towards the front of the property has a flat roof and is around 3.1 metres in height with a flat 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 single storey side and rear extension which accommodates the garage, a utility room and a bathroom and bedroom and extended kitchen / diner towards the rear. The extension would be constructed up to 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 comments received are summarised as follows:

- 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 extension such as this 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
- The boundary fences between numbers 3 and 4 should be retained

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 2012.

Planning History

Under planning application ref. 11/02255, planning permission was refused and dismissed at appeal for a part one / two storey front/side and rear extension. The Appeal Inspector concluded that the gaps between the dwellings at first floor level above the flat roofs of the garages were important to the street scene and character and appearance of the area and should be retained.

Conclusions

The main issues in this case are whether the current development proposals when taking into consideration the dismissed appeal on this site 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.

Within the previous appeal decision the Appeal Inspector concluded that whilst the two storey side and rear extension would not result in a loss of privacy to neighbouring properties, the development at first floor would result in loss of light and outlook. The development now no longer includes a first floor and consists of a flat roof with a maximum height of 3 metres. It is considered that the proposed extension would therefore not on balance impact significantly on the amenities of neighbouring residents due to the limited height of the proposed extension, the orientation of the site, existing boundary screening and vegetation and the location of existing buildings at adjacent properties.

The proposed extension would be constructed up to the boundary of the site but would be single storey only and Members will need to consider whether on balance this extension which has been reduced to single storey only to address the reasons for the dismissed appeal is subservient to the host dwelling and appropriately reflects the character and appearance of the Hayesford Park Estate and street scene in general.

The proposed extension now retains the views towards the rear of the site at first floor level. Members will therefore need to consider whether on balance this reduction in the overall height and scale of the extension maintains the character and appearance of the street scene and area in general and whether the extension causes any harm to the architectural integrity of the host building.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/02255 and 12/00907, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |

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

Supplementary Planning Guidance 1 and 2

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.

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