

Application No : 10/00507/FULL6

**Ward:
Hayes And Coney Hall**

**Address : 2 Hayesford Park Drive Bromley BR2
9DB**

OS Grid Ref: E: 540132 N: 167845

Applicant : Mr C Gordge

Objections : NO

Description of Development:

Alterations to roof including front dormer to provide additional accommodation at first floor level and pitched roof to existing single storey rear extension

Key designations:

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

Proposal

The proposal involves:

- Alterations to roof including a gable end/first floor side extension over the existing garage;
- Front dormer extension;
- Dual-pitched roof over existing single storey rear extension.

This application is presented to Plans Sub-Committee as it technically does not comply with the Council's side space policy.

Location

- The application site is a two storey detached dwelling located on the northern side of Hayesford Park Drive on the corner of the junction with Cameron Road.
- First floor accommodation is situated within the roof space.
- The existing dwelling uses up the full width of this site, with single storey garages abutting both the eastern and western flank boundaries.
- To the east, the site is flanked by a 0.7 metres (approx.) wide grass verge which extends to the edge of the highway.
- To the north the houses in Cameron Road follow a fairly uniform front building line in-line with the side elevation of 2 Hayesford Park Drive.

- To the south, on the opposite side of Hayesford Park Drive, this arrangement is repeated with the houses in Cameron Road and No.1 Hayesford Park drive sharing a similar relationship.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, adequate separation and safeguard the amenities of neighbouring properties, as well as protect the character and visual amenities of the area.

Planning History

N/A

Conclusions

The main issues relating to the application are the effect that it would have on the character, visual amenities and spatial standards of the area, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The Council normally requires that for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building. The proposed first floor side/gable end extension would be positioned over the existing garage which abutts the eastern flank boundary of the site and therefore no side space to the boundary of the site would be retainable. However, there is a large area of grass verge beyond this which does not form part of the application site and would not be impacted by the proposal. Given the position of the existing garage, combined with the grass verge, it is not considered that the spatial standards at this site would be unduly compromised by the development proposed. Furthermore, the uniform front building line along Cameron Road would remain unaffected.

Front dormers are already in situ at the application site and No.1 Hayesford Park Drive and may therefore be considered a feature of this area. As the proposed dormers would be set well below the ridge height of the main roof and would be positioned around 1.8m back from the eaves, they would not appear unduly prominent.

Overall therefore members may consider that in terms of visual impact and the effect on the character of the area, the proposal would be acceptable.

In terms of the impact on adjacent and nearby residents, there is significant separation between the site of the proposed extensions and any neighbouring properties, therefore none would be significantly effected.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character or spatial standards of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00507, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 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
- H9 Side Space

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

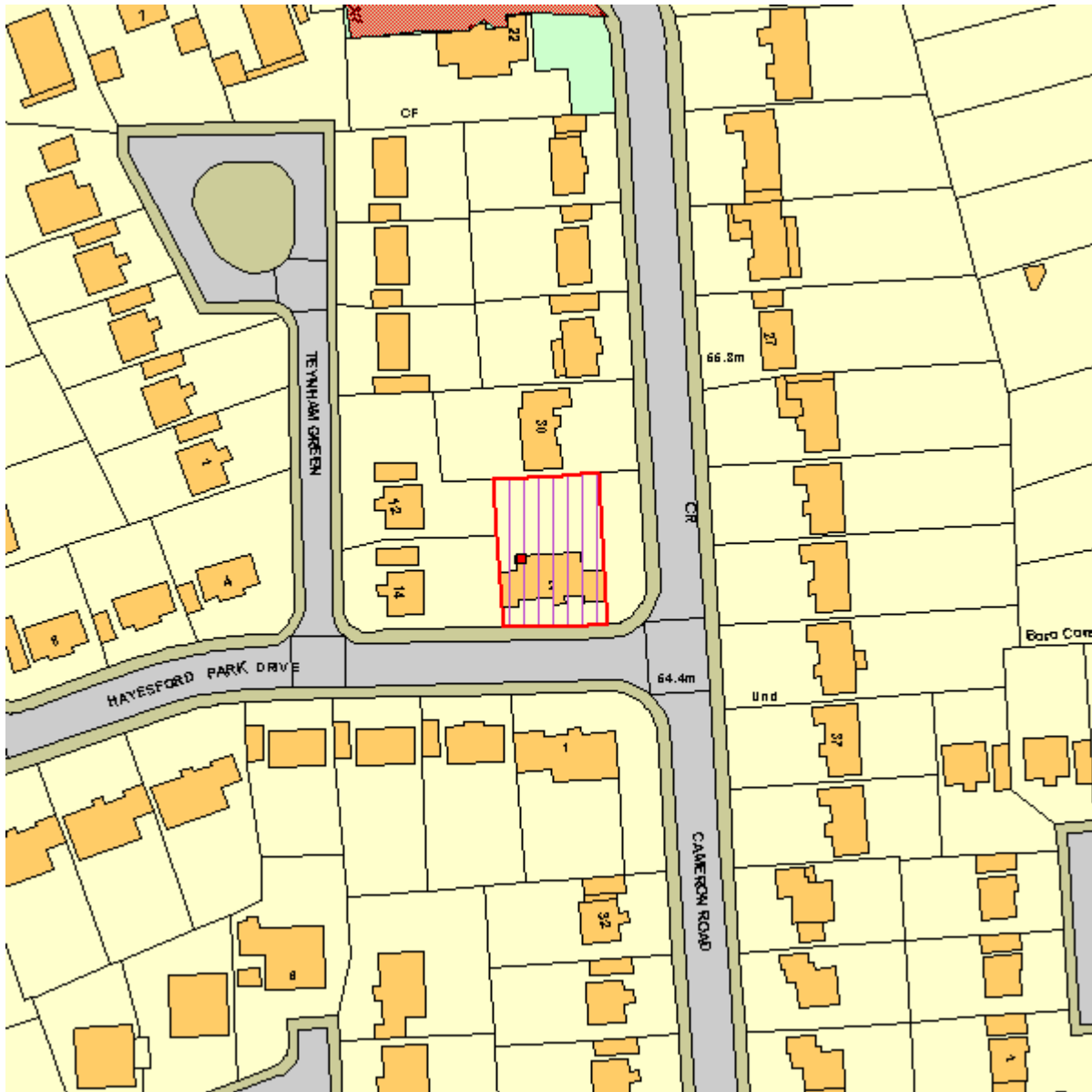
- (a) the appearance of the development in the street scene;
- (b) the relationship of development to adjacent property;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised including neighbours concerns.

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