

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

**Application No :** 12/01034/FULL6

**Ward:**  
Hayes And Coney Hall

**Address :** 8 Dartmouth Road Hayes Bromley BR2  
7NE

**OS Grid Ref:** E: 540240 N: 166900

**Applicant :** Mr Maxwell Fox

**Objections :** NO

**Description of Development:**

Roof alterations and first floor side and single storey rear extensions

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Flood Zone 2  
Flood Zone 3  
London City Airport Safeguarding

**Proposal**

Planning permission is sought for roof alterations and first floor side and single storey rear extensions.

The property at present has a single storey garage at the front which retains a 0.92m side space to the boundary with No.6 Dartmouth Road.

**Location**

The application property is a two storey semi-detached house with front garden providing off street parking and a garden at the rear. The property is located to the western side of the road.

**Comments from Local Residents**

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

**Comments from Consultees**

No internal or external consultations have been made regarding this application.

## **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

## **Planning History**

Planning permission was granted in 2006 for a similar proposal for a first floor side/rear extension under ref. 06/00903. Since the grant of this permission, the adjoining semi-detached property had permission for a two storey side/rear extension under ref. 08/01678 which has been implemented.

## **Conclusions**

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

The principle of extending the property above the existing garage has already been established through the granting of planning permission under ref. 06/00903. The proposed first floor extension would be constructed above an existing single storey garage at the front of the property. The side space would remain unchanged, with the existing and proposed two storey element retaining a 0.92m separation to the boundary to No. 6. Although this is slightly less than the minimum 1m side space normally required for two storey developments, given that the proposed extension is not projecting beyond the existing side wall of the host dwelling the extension Members will consider that the proposal is acceptable to comply with Policy H9.

The design of the first floor extension is in-keeping with the host dwelling and there are other similar examples of first floor extensions in the immediate area (including both immediate neighbours). It is not considered that the proposed side extension would have a detrimental effect upon the amenities of No.6.

With regards to the proposed single storey rear extension, the extension is modest in size and sited at a reasonable distance from both adjoining properties. The extension would not be visible from the streetscene and is unlikely to be detrimental to the residential amenities of local residents.

Background papers referred to during production of this report comprise all correspondence on file ref.12/01034, 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                               |
| 3 | ACK01  | Compliance with submitted plan           |

**Reason:** In the interest of the visual and residential amenities of the area.

**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 the development to the adjacent properties
- (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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