

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

Application No : 12/01075/FULL6

Ward:
Hayes And Coney Hall

Address : 9 Redgate Drive Hayes Bromley BR2
7BT

OS Grid Ref: E: 540664 N: 165616

Applicant : Mr And Mrs A Royall

Objections : YES

Description of Development:

Part one/two storey side/rear extension with juliet balcony, single storey rear extension and roof and elevational alterations

Key designations:

Conservation Area: Bromley Hayes And Keston Commons

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Proposal

Planning permission is sought for a part one/two storey side and rear extension with Juliet balcony that would provide an enlarged lounge on the ground floor and a new master bedroom at first floor. The two storey extension would have a pitched roof and would project a total of 6.6m from the rear of the existing building. The extension would be set in from the boundary with No.8 by 0.9m and would be in-line with the existing side elevation. A single storey extension is also proposed to provide an enlarged kitchen/dining room which would project a maximum of 3.5m to the rear. Elevational alterations include a new windows/doors on the front elevation, including the enclosing of the front porch.

Amended plans received 28th May 2012 show a flank window in the two storey extension removed.

Location

The application site comprises a two storey detached property with two storey extension to the rear. The house is situated within the Bromley, Hayes and Keston Common Conservation Area and is sited on the northern side of the road.

Comments from Local Residents

Nearby neighbours were notified of the proposal and the responses received are summarised as follows:

- property in conservation area
- concerned about depth of proposed bedroom
- length of side elevation- would extend beyond adjacent rear wall by a substantial amount
- proposed extension would be more than double the side elevation
- impact on light and sunlight to house and seating area
- would present dominating and unattractive new elevation
- suggest that extension does not project beyond existing extensions
- smaller 2 storey extension might be acceptable
- full length 'patio' style window to rear seems inappropriate for a bedroom
- applications allowed on appeal at adjacent properties should not be taken into account
- disagree that 'proposal reduces impact on no.8' and the 'rear extension are of a minor nature
- objection to flank window (window now removed on revised plans dated 28/05/12)

It is noted that a full copy of these letters can be found on file ref. 12/01075.

Comments from Consultees

The Advisory Panel for Conservation Areas (APCA) do not raise objections in principle, although it is stated that the unrelieved side elevation could be improved.

Planning Considerations

The main policies relevant to this case are Policies H8 (Residential Extensions), BE1 (Design of new development) and BE11 (Conservation Areas) of the Unitary Development Plan, which relate to the design of residential extensions and development in general.

Planning History

Planning permission was granted in 1991 for a first floor rear extension (ref. 90/03022) and a single storey rear extension in 1994 (ref. 93/03010).

Conclusions

The main issues to be considered in this case is the impact of the proposal on the amenities of adjoining neighbours, the impact of the extensions on the host building and wider street scene.

In respect of amenities, the proposed extension would project a maximum of 6.6m from the rear of the dwelling at first floor level, with a rearward projection of 5.4m adjacent to the boundary with No.8. However, Members will note that the extension is set in at first floor from the boundary with No. 8 by 0.9m, and there is also further separation to the property at No. 8 which has a single storey extension up to the

boundary. It is noted that there have been concerns raised from adjoining residents and careful consideration must be given to the impact upon residential amenities. Members may consider on balance that given the scale of the proposal, their siting and orientation, it is not considered that there will be undue harm to neighbouring residents.

In terms of design, the two storey element of the extension would have a pitched roof and a 'Juliet' style balcony at the rear. The proposed extension would be sited to the rear of the house and would not be highly visible from the conservation area streetscene although may be viewed from of the surrounding neighbours. The front elevational changes are minimal and involve the re-siting an addition of windows and the introduction of an enclosed porch area. It is not considered that these changes would impact detrimentally on the appearance of the host dwelling or conservation area.

In conclusion, the proposals will have an impact on the adjacent properties and as indicated a judgment needs to be made as to whether the impact is unduly harmful. Consideration will also need to be made on the impact of the proposal on conservation area.

Accordingly, Members will need to take account of the plans which have been submitted at this site and the comments made by residents during the consultation period.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01075, excluding exempt information.

as amended by documents received on 28.05.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|---|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 3 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 4 | ACK01 | Compliance with submitted plan |
| | Reason: In the interest of the visual and residential amenities of the area. | |
| 5 | ACI13 | No windows (2 inserts) first floor flank extension |
| | ACI13R | I13 reason (1 insert) BE1 |

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

BE11 Conservation Areas
H8 Residential Extensions

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

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