

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

Application No : 12/01607/FULL6

Ward:
Hayes And Coney Hall

Address : 10 Pickhurst Lane Hayes Bromley BR2
7LJ

OS Grid Ref: E: 540462 N: 166224

Applicant : Mr Darren Shellford

Objections : NO

Description of Development:

Two storey side extension

Key designations:

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

Proposal

The site is a two storey semi-detached dwelling and the application proposes a two storey side and first floor side extension. The side space between the proposed two storey development and the site boundary will be 700mm.

Location

The site is located on the north side of Pickhurst Lane and is adjacent to Hayes Village Conservation Area.

Consultations

Nearby owners/occupiers were notified of the application and no representations have been received at the time of writing the report.

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
BE13 Development Adjacent to a Conservation Area

H8 Residential Extensions
H9 Side Space

Conclusions

The proposed two storey/first floor development will allow 700mm to the eastern boundary and must be assessed against Policy H9 relating to side space. The site to the east, number 8 Pickhurst Lane is located within the Hayes Village Conservation Area. The proposed extension maintains the original ridge line and hip roof design and sits to the existing front building line of the host dwelling.

Given its location it may not be considered to result in harm to neighbouring amenities however given the reduced side-space and its location adjacent to the Conservation Area the impacts on the character of the area require careful consideration.

Members may consider given the hip roof design, the relationship of the proposal to the adjacent dwelling and that a 700mm side-space is proposed that, on balance, the scheme may not cause such harm to the character of the area as to warrant a planning refusal.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01607, 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 ACI12 Obscure glazing (1 insert) to the eastern elevation
ACI12R I12 reason (1 insert) BE1
- 4 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development
BE13 Development Adjacent to a Conservation Area
H8 Residential Extensions
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