

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

**Application No :** 12/01955/FULL6

**Ward:**  
Hayes And Coney Hall

**Address :** 9 Cecil Way Hayes Bromley BR2 7JU

**OS Grid Ref:** E: 540150 N: 166394

**Applicant :** Mr Antony Friend

**Objections :** NO

**Description of Development:**

Two storey side extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Local Distributor Roads

**Proposal**

It is proposed to replace and build up over the existing single storey side garage, flushed with the existing two storey side addition. The proposed extension would feature a hipped roof design and would provide an additional bedroom on the first floor and a study, utility room and toilet on the ground floor.

The existing distance to the boundary varies from 1.05 metres at the front to 0.94 metres at the rear.

**Location**

The application site lies on the northern side of Cecil Way and comprises a two storey semi detached property. The surrounding area does not fall within the boundaries of any designated conservation area.

**Comments from Local Residents**

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

**Comments from Consultees**

Highways – no objection.

## **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

Supplementary Planning Guidance 1 General Design Guidance  
Supplementary Planning Guidance 2 Residential Design Principles

## **Planning History**

84/01084/FUL – Part one/two storey side extension. Permission granted on 28.06.1984.

## **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 proposed extension would replace the existing ground floor garage that is currently sited approximately 1.05 – 1.0 metres to the boundary. It is noted that the width of the side passage reduces to 0.94 metres to the rear. Accordingly, the existing two storey side extension does not provide a 1m side space as is required by Policy H9 of the Unitary Development Plan. The proposed extension would continue the existing building lines and it would not project beyond the extent of the existing garage. Therefore, whilst the minimum 1m side space would not be achieved for the full length of the flank, this is a consequence of the existing arrangement and the proposal would clearly not result in a terracing effect which is the purpose of Policy H9. A number of properties in the area have constructed similar side extensions and as such an application of this type may be considered to be in keeping with the character of the area. In this case, members may consider that the proposal is still compliant with Policy H9 of the Unitary Development Plan.

Further, the proposal would improve the architectural composition of the application property by removing the existing gable end and odd small single pitches and flat roof areas which give it a cluttered and untidy appearance. As such, the proposed scheme is considered to be acceptable in design terms as it would not be harmful to the architectural integrity of the property nor would it appear incongruous in the streetscene, hence in line with the requirements of Policies H8 and BE1.

Given the scale and siting of the proposed extension the proposal is not anticipated to result in a significant loss of daylight/sunlight or outlook for No. 7 Cecil Way. No flank windows are proposed at first floor level so no loss of privacy would result to adjoining occupiers.

On balance despite the proposal not achieving the full 1m side space for the full length of the flank wall, the proposal would not result in terracing and is in keeping with the established character of the area. In addition, the proposal is not considered to be harmful to the architectural integrity of the original dwellinghouse and is not considered to be detrimental to the residential amenities of the neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01955, excluding exempt information.

as amended by documents received on 19.09.2012

### **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 | ACI13  | No windows (2 inserts)                   | first floor flank extension |
|   | ACI13R | I13 reason (1 insert)                    | BE1                         |
| 4 | ACK01  | Compliance with submitted plan           |                             |
|   | ACC01R | Reason C01                               |                             |

### **Reasons for granting permission:**

In granting planning 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 impact on the architectural integrity of the host building;
- (b) the appearance of the development in the street scene;
- (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.

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