

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

Application No : 12/03911/FULL6

Ward:
Biggin Hill

Address : 8 Haig Road Biggin Hill TN16 3LJ

OS Grid Ref: E: 542129 N: 158742

Applicant : Mr Mark Robert Mirams

Objections : NO

Description of Development:

Single storey side extension and roof alterations to incorporate rear dormer extension.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

This application was deferred by Members at the Planning Sub Committee which convened on 24th January in order to seek clarification in regard to the proposal. In response the applicant has submitted two drawings showing perspective views of the proposal. The applicant has advised the following:

“I have not changed the original drawings which were submitted with the application as these were considered as acceptable and validated as such for determination within 8 weeks. If the plans were inadequate and not acceptable for consideration this should have resulted in the application being registered as invalid when they were originally submitted.

“The indicative elevation should hopefully clarify for Members what it is that is being proposed here... It should be noted that the alterations to the roof profile would result in a bungalow of a similar appearance to other properties within the street and is an improved design to the extensions which were previously approved under a Certificate of Lawfulness application.”

The previous report is repeated below.

Proposal

The proposal involves a hip-to-gable roof alteration with the provision of two rear dormers and two rooflights along its frontage. The proposed single storey side

extension will project 3.25m beyond the eastern elevation and incorporate a pitched roof.

Location

The site is located approximately mid-way along Haig Road – a short street of approximately 10 houses which connects Main Road to Allenby Road.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time that this report was drafted no representations had been received.

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1 and H8 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 which complements the qualities of the surrounding area; and to safeguard the amenities of neighbouring properties.

Planning History

Under ref 12/00039, a Certificate of Lawfulness was granted by the Council in respect of a single storey side and for roof alterations to incorporate side and rear dormers.

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.

As Members will note a Certificate of Lawfulness has been granted to add a single storey side extension, together with side and rear dormers (under ref12/00039). In this case it is sought to enlarge the main part of the roof to form a gable end which will enable to provision of two dormers along the rear roof slope. Its ridge height will remain unaltered.

Although Haig Road is short in length and is made up of approximately 10 houses (together with a church on the facing side) the architectural styles of the properties are varied and therefore it is not considered that the proposed works will appear at odds within the wider streetscene, nor that they will be of unsympathetic design taking into consideration their overall bulk, form and height. Furthermore, it is not considered that neighbouring amenity will be adversely affected given that design and siting of the proposed additions.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00039 and 12/03911, excluding exempt information.

RECOMMENDATION: PERMISSION

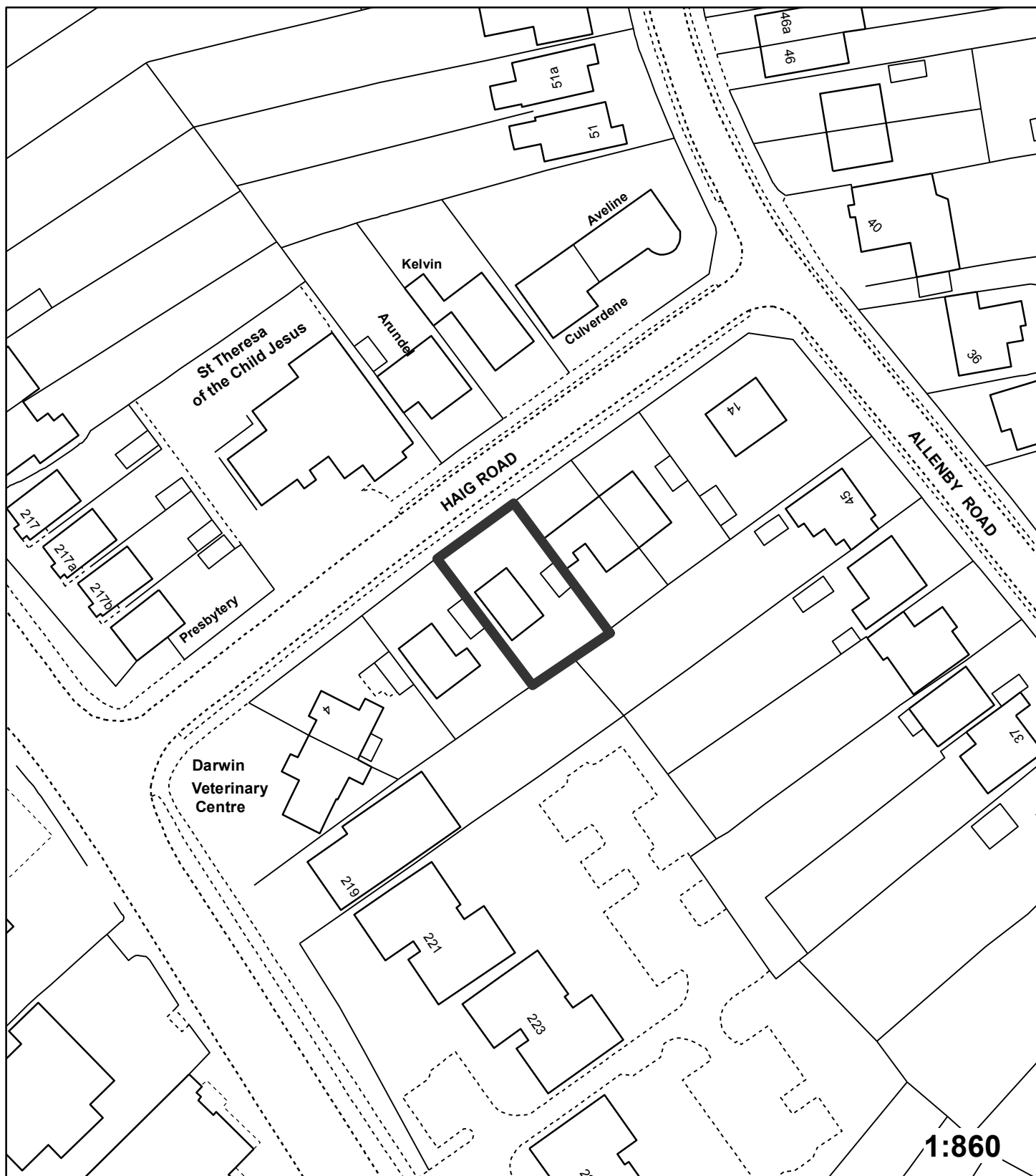
Subject to the following conditions:

- | | | |
|---|--------|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACI13 | No windows (2 inserts) first floor flank roof extension |
| | CI13R | I13 reason (1 insert) BE1 |
| 4 | ACK01 | Compliance with submitted plan |
| | ACC03R | Reason C03 |
| 5 | AJ01B | Justification GENERIC reason FULL6 apps |

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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