

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

Application No : 13/00034/FULL6

Ward:
Hayes And Coney Hall

Address : 19 Crest Road Hayes Bromley BR2 7JA

OS Grid Ref: E: 539504 N: 166537

Applicant : Mr Tom O'Reilly

Objections : NO

Description of Development:

Single storey rear extension and pitched roof, first floor front/side extension and elevational alterations

Key designations:

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

Proposal

- The proposal is for a single storey rear extension, a first floor front and side extension and associated roof and elevational alterations.
- The rear extension will provide additional kitchen/dining room space, and will have a maximum rear projection of 4.0m at the eastern flank (and the boundary with No.21) reducing to an additional 1.0m beyond the existing kitchen at the western side.
- A pitched roof is proposed with an eaves height of 2.9m and an overall ridge height of 4.0m, with two proposed rooflights.
- The first floor front and side extension will provide an additional bathroom with a new window to the front elevation and a new rooflights within the remodelled pitched roof to match the existing.
- Elevational alterations at first floor level include provision of a further window to the front elevation to serve the room proposed to be converted from the original bathroom to a study.

Location

The application site is a semi detached family home in Crest Road, Hayes. The host dwelling is a semi-detached two storey property with the wider area characterised by similar residential properties, a number of which have benefited from a two-storey extension at some time in the past.

Comments from Local Residents

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

Comments from Consultees

No internal consultations were deemed necessary in respect of this application.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

The Council's adopted SPG guidance is also a consideration.

Planning History

The existing side/rear dormer in the roof space was granted in 1990 under ref. 90/01281.

In 2003, a part one/two storey side and rear extension to provide an enlarged third bedroom on the first floor, an enlarged kitchen and the current utility room and playroom to the side on the ground floor was permitted under ref. 03/00911.

The adjoining property, No.21, was granted permission for a part one/two storey side and single storey rear extensions and elevational alterations under planning ref. 11/03751. The rear extension element of this proposal had a rear projection of 3.0m.

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 property has been extended in the past to create an enlarged kitchen and to provide additional living accommodation on the ground floor, and at first floor level to create a larger third bedroom. Regard must therefore be had as to the appropriateness of further extensions to these additions to the original dwelling.

The single storey rear extension proposes a rear projection of 4.0m at the western boundary with No.21. The proposal would result in a projection beyond the rear building line of No.21 of around 1.0m (No.21 has a single storey rear extension of 3.0m). Whilst the proposed rear extension is considered sizeable, the existence of the rear extension at No.21 does mitigate the impact of this element of the proposal, and the 1.0m projection beyond the extension at No.21 is not considered to result in a detrimental impact on the occupants of No.21.

No.17 is orientated to the south-west of the application site, and properties in this part of the street have gardens that face south-easterly. In this respect the rear extension is not considered to overly impact on the neighbouring amenities to the south-west of the site.

The first floor additional to the front and side at the north-eastern corner of the property proposes no flank windows, and is not considered to result in a detrimental impact on the amenity of No.17 which is positioned adjacent to the site at this side. It is noted that the first floor flank windows at No.17 are currently obscure glazed and appear to serve a bathroom and stairwell. In terms of the design of the revised roof and its impact on the street scene, a pitched roof is maintained which will match the existing roof, which is considered to re-balance the property and respect the form and appearance of the existing roof to an acceptable extent. The proposal is also considered to sit comfortably alongside the adjoining property which has also been extended to the front and side.

As the proposal introduces a first floor addition to the front and side of the existing dwelling, Policy H9 requires a minimum of 1.0m to be retained from the side boundary for a proposal of two or more storeys in height, and this should be retained for the full height and length of the flank wall of the building. The submitted plans show that a distance of 0.88m from the boundary is retained at both ground and first floor level at the front of the property, increasing to 0.95m at the rear. It is considered that the mirroring of the existing ground floor separation at first floor level would allow sufficient separation from the boundary of the site to be compliant with the aspirations of Policy H9 of the adopted UDP.

Evidence of two storey front and side extensions are evident elsewhere in the street, and the proposal is not considered to detract from the overriding nature of the area or result in an over dominant addition to the streetscene.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above it was considered that the siting, size and design of the proposed extensions are acceptable in that they would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00034, excluding exempt information.

as amended by documents received on 21.01.2013

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 order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of nearby residential properties.

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:

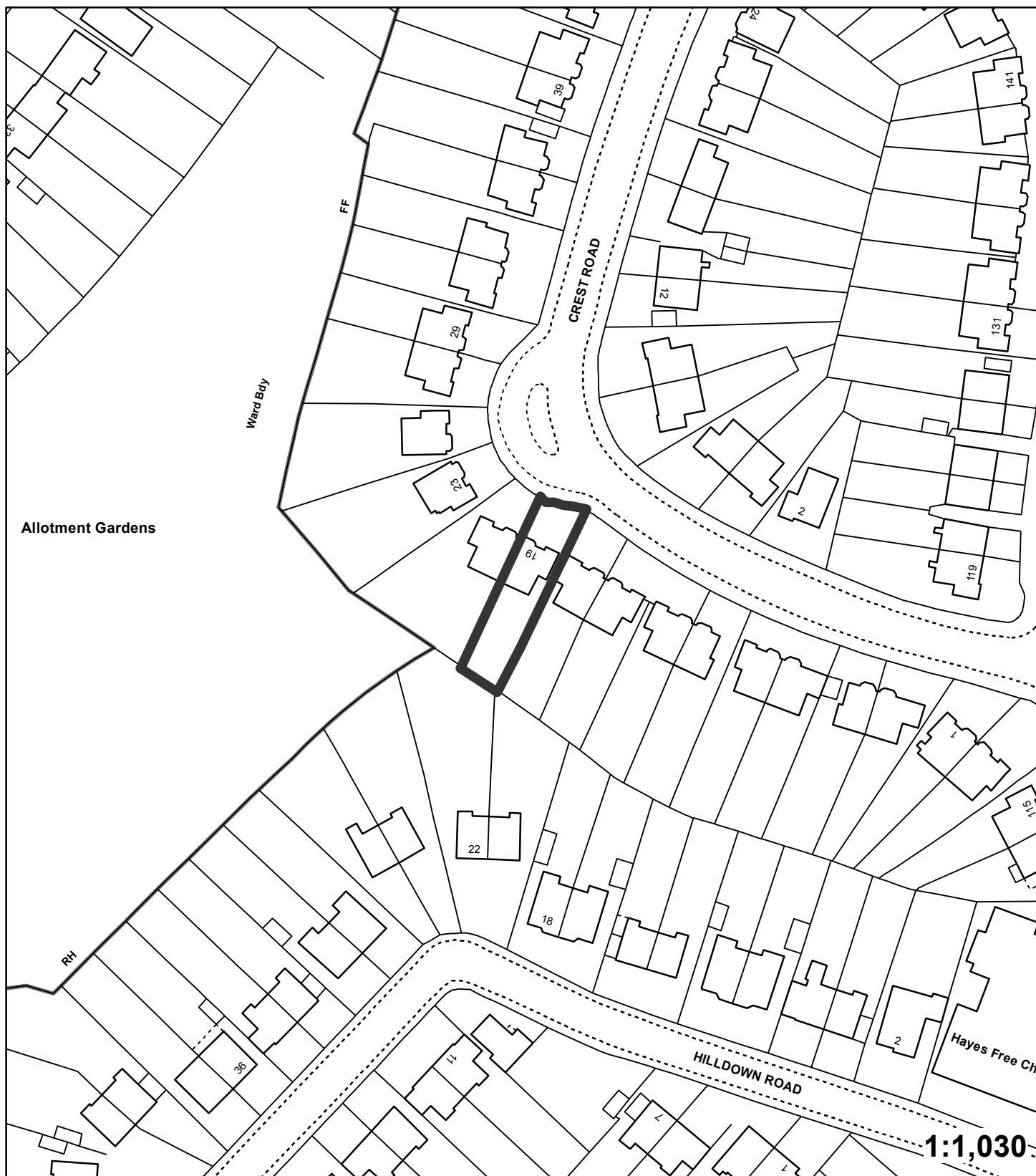
- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed
- (d) the impact on the existing visual amenity from the streetscene

and having regard to all other matters raised.

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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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