

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

Application No : 13/00540/FULL6

Ward:
Bromley Town

Address : 50 Hayes Road Bromley BR2 9AA

OS Grid Ref: E: 540314 N: 168170

Applicant : Mr Andrew Bagguley

Objections : NO

Description of Development:

First storey side extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Open Space Deficiency
Ravensbourne FZ2

Proposal

The application proposes a first floor side extension. It is to be built over an existing single storey element and will be set back from the principal elevation by approximately 5.7m. It proposes a pitch roof design and the plans show a side space of 1.05m tapering down to 0.9m to the rear of the building.

Location

The site is located on the west side of Hayes Road and is a detached two storey dwelling house.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received at the time of writing the report. Any comments received will be reported verbally to committee.

Planning Considerations

The application falls to be determined in accordance with the NPPF, the London Plan and the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

SPG1
SPG2

Planning Considerations

The planning history shows permissions for previous extensions (ref. 06/00222 - single storey rear extension and ref. 09/03471 for single storey rear extension; single storey side extension to garage. It should be noted the single storey side extension to the garage has not been carried out and a side space still remains. More recently under ref. 12/03301 permission was refused for a first floor side extension for the following reason:

The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.

Conclusions

The same scheme has been resubmitted for consideration. A supporting statement has been submitted in which it is advised that the previous plans were incorrect and there is minimum 0.9m side space available. Measurements were taken on site and whilst the boundary does not seem clear cut (given the location of a neighbouring shed) it is apparent the measurements as indicated on the submitted plan offer a fair reflection of the situation on site.

No previous ground of refusal was given in respect of neighbouring amenity. Given the proposed design and siting it is considered that the development is unlikely to create any overly detrimental impacts on neighbouring amenity. The main issue therefore falls to the impact of the development on the character of the area and the street scene.

The proposed first floor development will allow 900mm to the eastern boundary and must be assessed against Policy H9 relating to side space. The first floor element is set back from the front of the house by approximately 5.7m and proposes a subservient roof line to the host dwelling. It is proposed to build the first floor over an existing single storey side extension. This will leave a side space in the region of 0.9m. Planning Policy H9 requires for a proposal of two or more stories in height, a minimum 1 metre space from the side boundary of the site

should be retained for the full height and length of the flank wall of the building. Therefore even though the proposed development is designed to be subservient to the host dwelling careful consideration must be given as to the likely impacts on the spatial standards and visual amenity of this residential area.

Members may consider given the set back from the principal elevation, the design, the relationship of the proposal to the adjacent dwelling, that the site tapers from a 1.05m side space down to 0.9m (front to back) and that a minimum 900mm 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 files refs. 13/00540, 12/03301, 09/03471, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACK01
ACC01R | Compliance with submitted plan
Reason C01 |
| 4 | 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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