

SECTION '2' – Applications meriting special consideration

**Application No :** 13/01131/FULL6

**Ward:**  
**Hayes And Coney Hall**

**Address :** 61 Courtlands Avenue Hayes Bromley  
BR2 7HY

**OS Grid Ref:** E: 539428 N: 166400

**Applicant :** Mr And Mrs Neil Foxen

**Objections : NO**

**Description of Development:**

First floor side extension with juliet balcony to rear

Key designations:

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

**Proposal**

The application seeks consent for a first floor side extension incorporating a Juliet balcony to rear.

The proposed extension will project to a maximum width of 3.2 metres from the south east flank elevation at a maximum ridge height of 6.9 metres, and depth of 5.1 metres.

**Location**

The application property is a two storey semi-detached dwelling with hip roof located on the west side of Courtlands Avenue, Hayes.

**Consultations**

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

**Comments from Consultees**

N/A

**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

National Planning Policy Framework (2012)

### **Planning History**

Ref. Number	Description	Status	Decision
09/01849/FULL6	Single storey side extension	PER	07.09.2009
09/01849/AMD 01.02.2010	AMENDMENT: alteration to front elevation		AMDAPR

### **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 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.

### Design and Visual Amenity

Planning permission was granted in 2009 for a single storey side extension incorporating a garage (ref. 09/01849). That permission is implemented and the extension built.

Policy H9 states that side extensions of two or more storeys in height should retain a minimum 1 metre separation distance from the side boundary for the full height and length of the flank wall of the building.

The proposed extension will be on the southeast flank elevation, inset 950mm from the side boundary. The side boundary tapers with the plot increasing in width towards the rear. Although, this is less than the minimum distance required by policy, the proposed extension is not considered to be unduly cramped or visually prominent within the street scene, as it will be set back 3.8 metres back from the front elevation of the property and 2.1 metres below the ridge. As a result, it will appear visually subordinate when viewed from the street frontage along Courtlands Avenue.

Furthermore, the building line is staggered, with the application property and the adjoining semi (No.63) positioned further back in the plot from the street frontage in relation to neighbouring properties to the south. Therefore the proposal will not create a terracing effect. The extension will have a hip roof and will be faced in rough case render with uPVC windows to match the host dwelling. As such, the proposal is considered to be acceptable in design terms and will not have an adverse visual impact on the streetscene or surrounding area.

### Residential Amenity

With regard to amenity, the neighbouring property at No. 59 is set further forward in the plot, with the effect that the first floor side extension would be visible from the rear garden of the neighbour. In terms of scale and form, the extension is set in 950mm from the side boundary and is not considered to have an unduly overbearing impact on the neighbour. No first floor flank windows are proposed and the existing first floor stairwell window will be obscure glazed to prevent overlooking. The proposed first floor rear facing Juliet balcony will create some oblique overlooking towards the private garden of the adjoining neighbour at no. 59, but views will be restricted toward the rearmost section of the garden. Therefore, refusal based on overlooking and loss of privacy is unwarranted. In relation to properties at the rear, the rear boundary comprises mature vegetation and planting. An ample separation distance of 17 metres will be retained to the rear boundary.

### Summary

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it 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. 13/01131, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

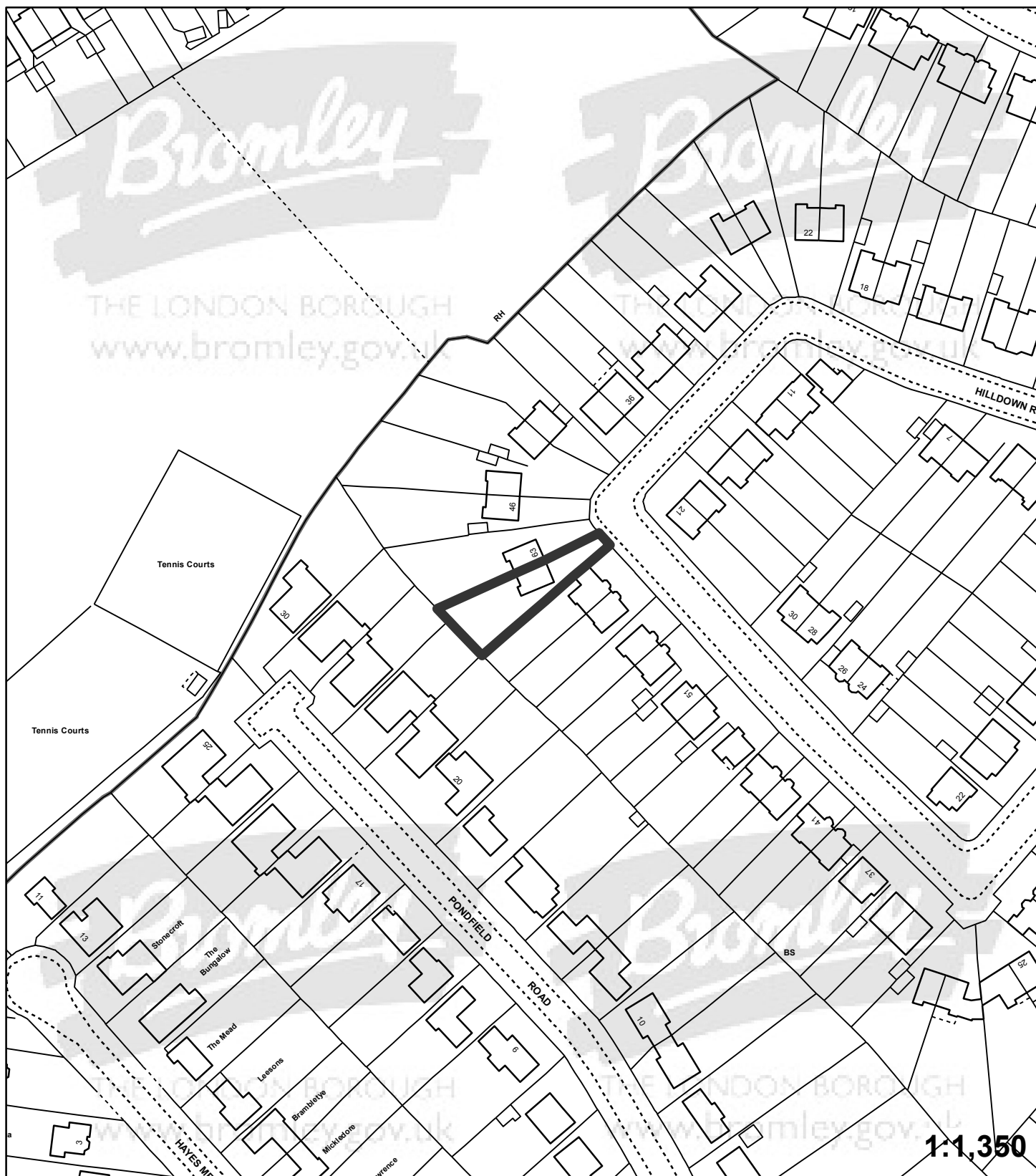
Subject to the following conditions:

- |   |           |  |                  |             |
|---|-----------|--|------------------|-------------|
| 1 | ACA01     | Commencement of development within 3 yrs |                  |             |
|   | ACA01R    | A01 Reason 3 years                       |                  |             |
| 2 | ACC04     | Matching materials                       |                  |             |
|   | ACC04R    | Reason C04                               |                  |             |
| 3 | ACK01     | Compliance with submitted plan           |                  |             |
|   | ACC01R    | Reason C01                               |                  |             |
| 4 | ACI13     | No windows (2 inserts)                   | south-east flank | first floor |
|   | extension |  |                  |             |
|   | ACI13R    | I13 reason (1 insert)                    | BE1              |             |

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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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