

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

Application No : 13/01076/FULL6

Ward:
Hayes And Coney Hall

Address : 109 Bourne Way Hayes Bromley BR2
7EX

OS Grid Ref: E: 539578 N: 165825

Applicant : Mrs K Collins

Objections : NO

Description of Development:

Part one/two storey rear extension

Key designations:

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

Proposal

The application site comprises a two storey semi-detached property which has been previously extended.

This application seeks permission for a revised scheme comprising a part one/two storey rear extension to partly infill an existing decked area between the conservatory and rear kitchen elevation. The extension would project a further 1.58m at ground floor level beyond the existing kitchen extension. The projection at first floor level would be 3.16m and would be set approx. 0.985m from the flank boundary with No.107.

The extension would have a hipped roof and the external finish of the extension will comprise plain tiles and rendered brickwork to match the host dwelling.

Location

The site lies within a predominantly residential area comprising a mix of inter-war two storey detached and semi-detached properties, many of which have also extended. The site is not located within a conservation area or Area of Special Residential Character.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations have been received to date. Any letters of objection received will be reported verbally at the meeting.

Comments from Consultees

No technical consultations were sought in the assessment of this application.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan, The London Plan and National Planning Policy Guidance

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Supplementary Planning Guidance 1 & 2

National Planning Policy Framework

Planning History

Under planning ref. 13/00168, permission was refused for similar development comprising a two storey rear extension. This application was refused on the grounds that its height, excessive depth and proximity to the flank boundary of No.107 would impact upon the amenities of that adjoining property by reason of visual impact, overshadowing, loss of light and prospect.

It is also noted that a number of properties along the road have extended in a similar manner including a part one/two storey rear extension having been permitted at No.105 under ref. 03/02223.

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 lies within a predominantly residential area wherein residential extensions are a common feature to other properties in the immediate vicinity. As such the principle of extending the property would not be out of character in the area.

The design of the proposed extension is sympathetic to the host dwelling and would not be seen from the road. The development would extend the original flank wall of the dwelling maintaining the existing side space of 0.985m.

This application is a revised scheme to that previously refused under ref. 13/00168. The plans now provide the cutting back of the first floor projection by 1.2m from 4.3m (originally proposed) to 3.1m (now proposed). The first floor flank window has also been omitted from the plans.

The footprint of the application dwelling already sits further rearward and on higher ground than No.107 in comparison. The rear of No.107 (where it is closest to No.109) is set much further back from the application site and provides for a patio area. The rear elevation has a large kitchen window at ground floor level and windows to serve a bathroom and a small study room at first floor level. The orientation of the rear of the properties on this side of Bourne Way are south-east facing and it is considered that some loss of sunlight and overshadowing may occur late afternoon/early evening.

Previous concerns related to the excessive depth of the extension at first floor level which given its siting and resultant bulk would impact upon the occupiers of No.107. The scheme now under consideration has a first floor depth of 3.1m which would reduce the impact upon the adjoining property in terms of overshadowing, loss of light, prospect and visual dominance.

It is considered given the reasonable degree of separation between the proposed development and No.111 that no adverse impact is likely to occur for the occupiers of this property.

In light of the above changes and given that no letters of local objection have been received, it is considered that on balance the revised proposal is acceptable.

On balance it is 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.

In the event of planning permission being granted, it is noted that this development would not be CIL liable (Community Infrastructure Levy).

Background papers referred to during production of this report comprise all correspondence on files refs. 03/02223 and 13/00168, 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) flank extension |
| | ACI13R | I13 reason (1 insert) BE1 and H8 |
| 4 | ACK01 | Compliance with submitted plan |
| | ACC04R | Reason C04 |

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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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