

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

Application No : 13/01857/FULL6

Ward:
Hayes And Coney Hall

Address : 25 Pickhurst Lane Hayes Bromley BR2
7JE

OS Grid Ref: E: 540089 N: 166202

Applicant : Mr Chris Vondee

Objections : NO

Description of Development:

Part one/two storey side extension and roof alterations to incorporate rear dormer extensions

Key designations:

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

Proposal

The host property is a detached property with two integral garages situated on Pickhurst Lane, Hayes. The proposal is to erect a two storey side extension at the eastern side above the garages to create a larger master bedroom suite with a dressing room and ensuite bathroom, along with a single storey rear extension to provide a larger kitchen area. The single storey rear extension will be a maximum of 6.0m wide at the rear, and the side extension will add 1.0m to the width at ground level to the front. The total depth of the side/rear extension is 12.7m.

The proposal also includes the conversion of one of the existing garages to a bedroom, and the construction of two rear dormer extensions in the rear roof slope to create two additional bedrooms in the loft space.

Location

Pickhurst Lane is a predominantly residential street comprising detached and semi-detached properties, many of which have been extended. The site is bounded at its western boundary by the rear of the commercial premises at the bottom of Station Approach.

Comments from Local Residents

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

Comments from Consultees

No statutory consultations were deemed necessary in this case.

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

In terms of planning history at the site, an application for an attached garage was permitted in 1987 under ref. 87/03693.

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 host property sits within an irregular shaped plot and has a separation from the side boundary of over 5.0m at both front and rear. Therefore, the principle of a two storey side extension as proposed is considered acceptable. The bulk of the extension is positioned at the western side towards the rear of the commercial premises on Station Approach. This mitigates any potential overlooking or loss of privacy issues at nearby residential properties.

The two storey side extension has been designed to sit below the maximum height of the original roof in order to remain subservient to the main dwelling, and the elevational treatments to the front in respect of the new window proposed at ground level, new garage door and bay window to match the existing fenestration at first floor level are considered to respect the design and character of the main house satisfactorily.

The proposed single storey rear extension will create a larger kitchen space and will be around 6.0m wide. By the nature of the plot in which the property sits, the site tapers significantly from front to back. The resulting separation from the side boundary is 0.967m, reducing to a minimum of 0.769m. Given the nature of the plot and the orientation in relation to the adjoining commercial premises, this is not considered to result in a detrimental impact on the prevailing spatial standard of the area or to result in unrelated terracing when viewed from the streetscene.

The proposal also includes provision of two rear facing dormers to serve the new bedrooms in the loft space. These have been set well below the ridge line and will

not be visible from the street. Any increased views available towards neighbouring properties are not considered to result in such an impact as to warrant refusal of planning permission, given the view available from the existing windows in the first floor rear elevation.

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.

On balance, and having had regard to the above it was considered that the siting, size and design of the proposed extension is acceptable. Although considered to constitute a sizeable addition, the host property sits within a generous plot and is therefore considered capable of accommodating such an extension without overwhelming the original property. The proposal is therefore not considered to 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. 13/01857, 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

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 the nearby residential properties.

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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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