

SECTION '2' – Applications meriting special consideration

Application No : 13/02368/FULL6

Ward:
Hayes And Coney Hall

Address : 3 Whites Cottages Pickhurst Green
Hayes Bromley BR2 7QS

OS Grid Ref: E: 539783 N: 166977

Applicant : Mrs Tracy Mardle

Objections : NO

Description of Development:

Two storey side extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Sites of Interest for Nat. Conservation

Proposal

On 19th September 2013, this application was deferred by Members of Plans Sub-Committee 4 without prejudice to Plans Sub-Committee No.2, to appear on Agenda Section 2: 'Applications meriting special consideration'.

The proposal is to construct a two storey side extension, 3.5m wide and 7.0m deep. This would create additional ground floor living space and two additional bedrooms upstairs. The extension would project forward of the front building line by 1.3m and 0.8m beyond the rear.

Location

The site forms part of a terrace of three weather boarded cottages dating from the late 16th or early 17th Century, which are Grade II statutory listed.

Comments from Local Residents

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

Comments from Consultees

From a Heritage and Urban Design perspective the proposal is far too dominant and the gable projection is unnecessary and would detract from the original central gable. It could not be said to be subservient to the host building and is considered to cause harm to the listed building.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan: BE1 (Design of New Development), BE8 (Statutory Listed Buildings), H8 (Residential Extensions), H9 (Side Space).

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

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

Planning History

Applications of note at the site are:

97/02208/FUL - single storey side extension - permitted (accompanying Listed Building Consent application ref. 97/02209)

03/01476/FULL1 - Detached two storey two bedroom house (adj. 1 Whites Cottages) - refused

There is currently an application for Listed Building Consent for the current proposed extension being considered by the Council under ref. 13/02539/LBC

Conclusions

The main issues relating to the application are the effect that it would have on the amenities of neighbouring properties including the relationship to existing buildings, overlooking, noise, disturbance, etc and the impact on the character of the area generally, as well as having regard to the visual impact on the street scene and the setting of this Grade II Listed Building.

Under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council is required to have special regard to the desirability of preserving listed buildings and their settings. Policy BE8 of the UDP also states that applications for development involving a listed building or its setting, or for a change of use of a listed building, will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting.

Given the relevant policy considerations and the existing development, the principle of a two storey side extension as proposed is considered unacceptable. The proposed extension by reason of its two storey height, width, projection beyond the front elevation and bulky gable roof design represents an over

dominant form of development which is considered to overwhelm the integrity, character and appearance of this listed building.

In addition, the adjoining property (No.2 Whites Cottages) is characterised by a gabled jetty projection with half timbering detail which provides (and should continue to provide) the dominant character to the terrace as a whole. The proposal is considered to detract from this architectural feature which is integral to the charm and special interest in the appearance of this listed terrace.

Furthermore, the extension would erode an area of existing open curtilage at the side of this property which would impact upon the uniqueness of the semi-rural setting of this building within a suburban area. The listed building's setting is equally an important part of its character and the reduction of space about the building, particularly at first floor level, would not preserve or enhance the setting of this listed building but would be seriously detrimental to it.

Having had regard to the above it was considered that the siting, size and design of the proposed extension is unacceptable in that it would result in a detrimental impact on the host listed building, and would represent an inappropriate and overly dominant addition.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/023686 and 13/02539, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

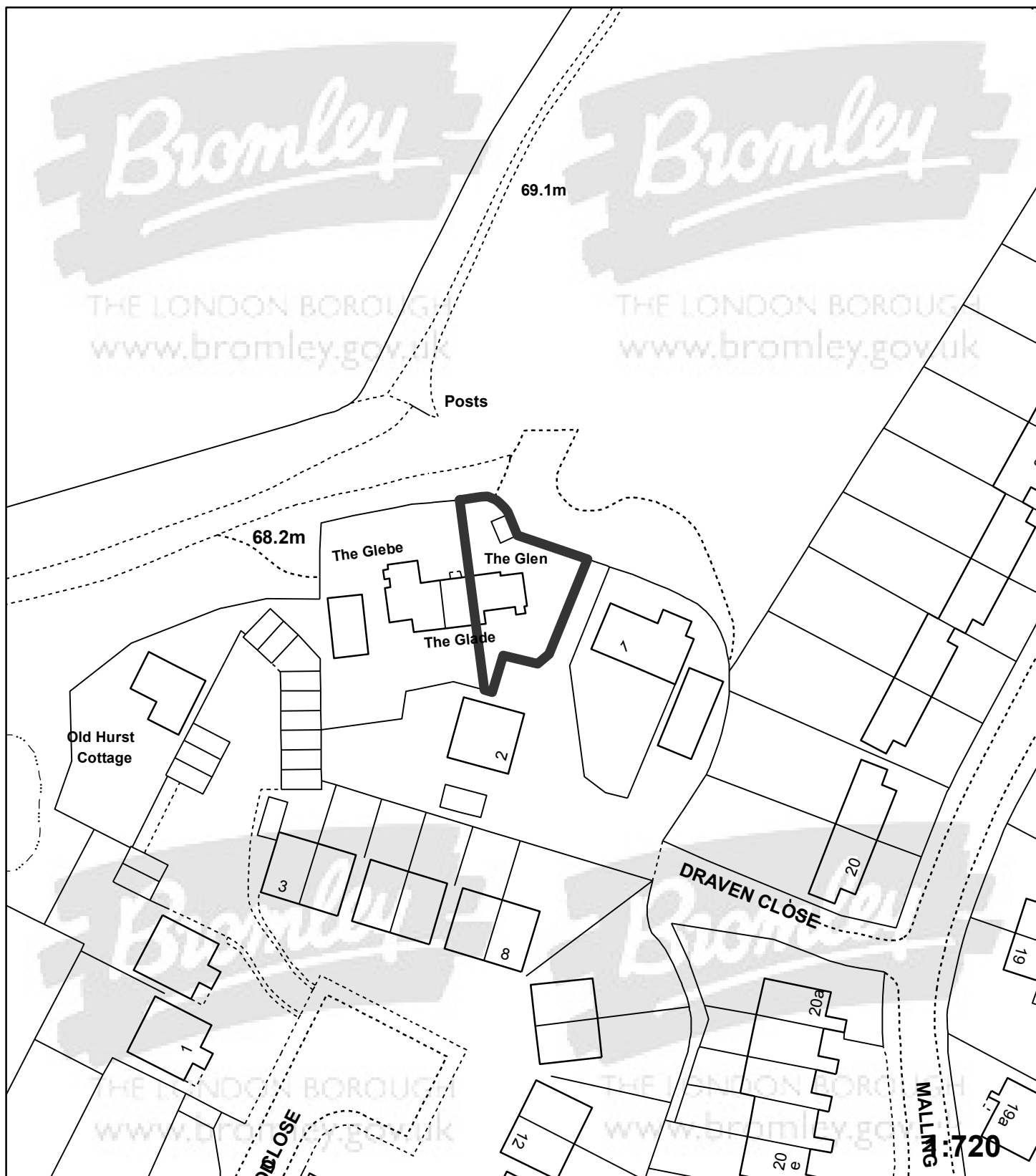
The reasons for refusal are:

- 1 The proposed two storey side extension, by reason of its height, width and overall lack of subservience to the host building would constitute an inappropriate and overly dominant addition to the host Grade II listed building, thereby contrary to Policies BE1, BE8 and H8 of the Unitary Development Plan.

Application:13/02368/FULL6

Address: 3 Whites Cottages Pickhurst Green Hayes Bromley BR2 7QS

Proposal: Two storey side extension



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.