

SECTION '2' – Applications meriting special consideration

**Application No :** 13/02861/FULL6

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

**Address :** 5 Pickhurst Green Hayes Bromley BR2  
7QT

**OS Grid Ref:** E: 539568 N: 166770

**Applicant :** Mr Nicholas Mulholland

**Objections :** YES

**Description of Development:**

Part one/two storey front/side/rear extension, formation of rear gable and creation of front porch.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Local Cycle Network  
London City Airport Safeguarding

**Proposal**

The proposal is for a part one/two storey front/side/rear extension, formation of rear gable and creation of front porch.

The proposal comprises a two storey side and rear extension, the main element of which is sited to the south of the property and includes the broad location of the existing garage. The two storey side element of the proposal incorporates a side space of 2.122m at the front elevation of the proposed extension tapering to 1.020m at the narrowest point.

The proposal also encompasses a small two storey wraparound element to the rear of the main two storey extension and rear of the existing property. This projects beyond the existing flank elevation by approx. 0.8m and beyond the existing rear elevation by approx. 1m.

A single storey rear extension is also proposed with a rearward projection of 4m, this takes the combined rearward projection of the proposed extensions to 5m.

The loft of the property will also be converted to habitable accommodation as part of this proposal, and alterations to the roof are proposed including the formation of a rear gable.

## **Location**

The site is located on the south side of Pickhurst Green facing the Green and close to the junction with Pickhurst Lane.

## **Comments from Local Residents**

Three letters of objection have been received from local residents. These are summarised as follows:

- the gable ended loft conversion will be dominant, totally inappropriate for this road and completely out of character with the rear aspect of any of the adjacent houses;
- the property will be rebuilt on a bigger scale from other properties in the road;
- the proposed rear element will result in a large building close to the boundary fence between No.4 and No.5. The proposed roof extension to the building will be very dominant and very close to No.4 and relate poorly to the properties either side;
- the proposed rear extension and gable will be incongruous, over-dominant and inappropriate for the road;
- out of character with adjacent houses;
- the height and proposed projection of the proposed gable end will reduce the amount of natural daylight/sunlight to the glass roofed conservatory of No.6;
- the redesigned frontage will result in a building the scale and form of which will be incompatible with the streetscene due to the infilling of the gaps and scale and the long views.

One letter of support has been received, this indicates that "as long at the modifications are with-in keeping of the overall appearance of the style of Houses I can only see this asa benefit both in 'Street appeal' and potentially house price sealing"

## **Comments from Consultees**

No comments.

## **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

## **Planning History**

No relevant planning history on the site.

## **Conclusions**

The two storey side element of the proposal maintains the minimum 1m sidespace for the full length of the flank elevation of the property. Due to the level of separation between the host dwelling and the adjoining property this element of the proposal is not considered likely to impact on the amenities of the adjoining property.

The overall appearance of the dwelling when viewed from the street frontage is also considered to be acceptable and will not be detrimental to the streetscene or the visual amenities of the occupiers of the surrounding residential properties.

As a result of the combined rearward projection of the proposed extensions to the rear of this property (approx. 5m (1m two storey + 4m single storey)) the proposal is considered likely to impact on the amenities of the occupiers of the adjoining properties by reason of loss of outlook, overshadowing and loss of light.

The proposed gabled roof is also considered to be overdominant and bulky and detrimental to the amenities of the adjoining residential properties by reason of overshadowing and loss of light.

Whilst there is scope for an extension to this property the scale and design of the proposal is considered to result in a development that will be overly bulky and detrimental to the residential amenities of the occupiers of the surrounding residential properties. The proposal is therefore considered to be contrary to policies BE1 and H8 of the Unitary Development Plan and the application is therefore recommended for refusal.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02861, excluding exempt information.

## **RECOMMENDATION: PERMISSION BE REFUSED**

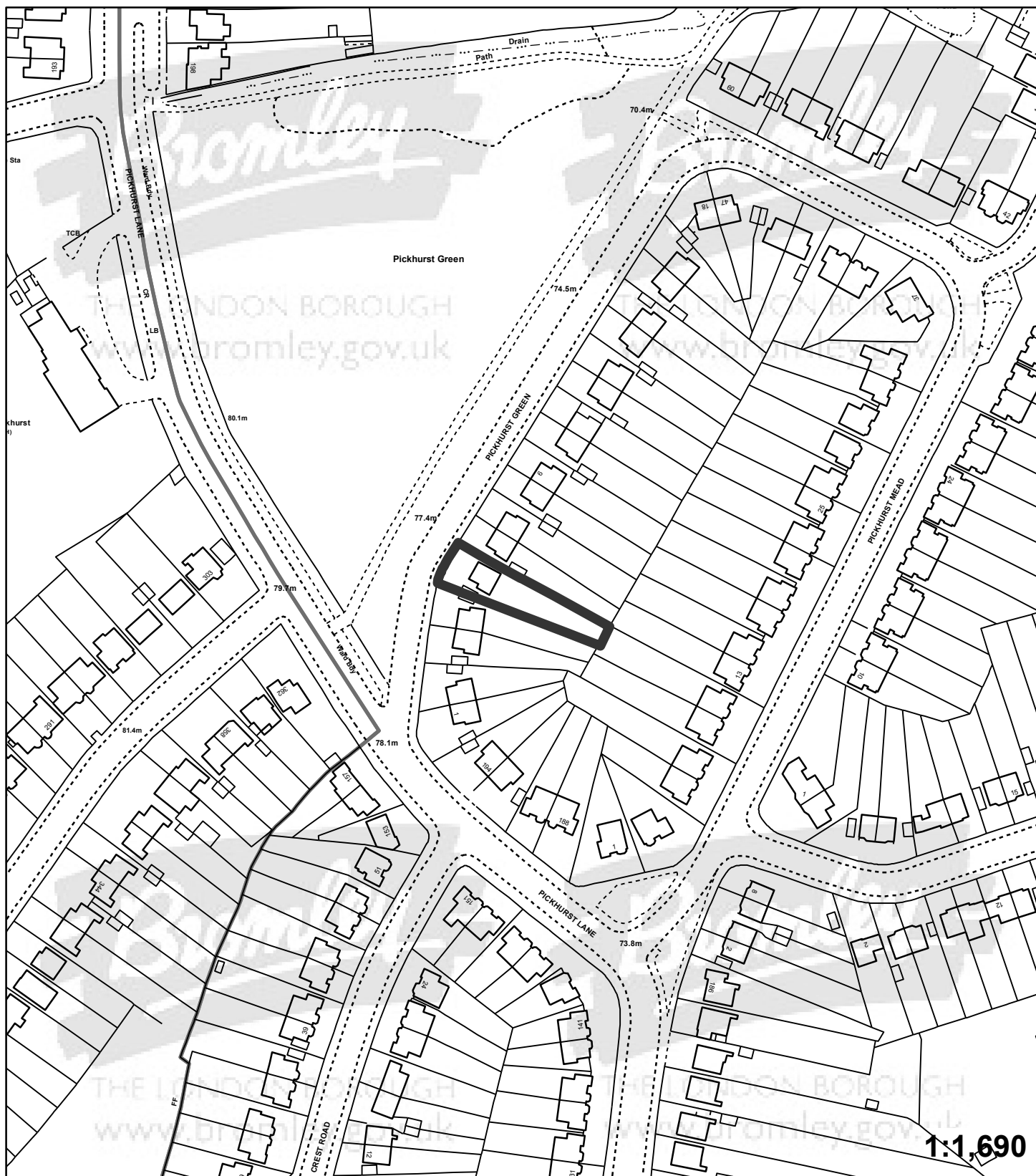
The reasons for refusal are:

- 1 The combined rearward projection of the proposed extension is considered to be excessive and represent an overdevelopment of the site that would be detrimental to the residential amenities of the occupiers of the adjoining properties by reason of loss of outlook, overshadowing and loss of light. The proposal is therefore contrary to Policies BE1 and H8 of the Unitary Development Plan.
- 2 The proposed gabled roof is considered to be overdominant and bulky and detrimental to the amenities of the adjoining properties by reason of overshadowing and loss of light, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

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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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