

SECTION '2' – Applications meriting special consideration

Application No : 14/00106/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, a reconfiguration of the rear roofspace including the formation of a rear gable with a small hip, and the creation of a 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 demolition and repositioning 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 1.180m at the narrowest point. The side extension would add an additional bedroom upstairs and an overall increase in width of around 0.8m.

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 (in the form of a further bedroom and ensuite bathroom), and alterations to the roof are proposed including the formation of a rear dormer window within the rear roofslope.

Amended documents were received on 3rd March 2014 which removed the rear gable originally proposed for the rear roof slope and replaced it with a smaller gabled dormer window set within the roof.

Location

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

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- the proposed roof alterations would be over dominant, totally inappropriate and out of character
- overdevelopment
- the roof extension would relate poorly with surrounding properties
- the rear extension would overshadow the boundary with No.4
- the roof enlargement would block sunlight to the rear of No.6
- the two storey extension would infill the space between buildings and the affect the long views

Additional consultation was undertaken following receipt of the amended drawings and the following representations were received:

- the occupants of No.6 remain of the view that the roof enlargement would be out of character and impact daylight to the rear of No.6
- the occupants of No.4 raise continued concerns over the scale of the resultant dwelling and overshadowing of the shared boundary
- the demolition of the garage at No.5 would leave the garage of No.4 open to the weather

A representation from the occupants of No.8 was also received which supports the proposal

Comments from Consultees

The Councils Tree Officer is of the view that no significant trees would be affected by this proposal.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space

The Councils adopted SPG guidance is also a consideration.

Planning History

An application for a similar proposal was due to be considered by Plans Sub-Committee, but was withdrawn in November 2013. The current application makes some design amendments including a hipped roof on the proposed rear gable. Amended documents received on 6th March removed the rear gable originally proposed for the rear roof slope and replaced it with a smaller gabled dormer window set within the roof. Further local consultation was undertaken following receipt of the amended drawings.

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.

The two storey side extension would incorporate the repositioned garage with accommodation at first floor level. The side extension would maintain the existing ridge height of the property and would mirror the existing hipped roof design of the existing house. The two storey side element of the proposal would maintain the minimum 1.0m sidespace for the full length of the flank elevation of the property in order to be compliant with Policy H9.

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 scene is also considered to be acceptable, and will not be detrimental to the prevailing character of the area. It is of note that the appearance of the side extension when viewed from the front will be similar to the extension visible at No.12 Pickhurst Green, where a two storey side extension was granted planning consent in the 1980's under ref. 83/00858/FUL.

The single storey extension would have a significant rear projection of 4.0m, with eaves at 2.7m. The overall height is proposed at 3.15m. Given that the host dwelling is detached and would retain the existing separation from the side boundaries, and the height has been restricted to a relatively modest overall height, such a deep extension may be acceptable. On balance, the single storey element of the proposal is not considered to result in a detrimental impact on the amenities of the occupiers of the adjoining properties to such an extent as to warrant refusal of planning permission on this basis.

When considering the roof enlargement, the originally proposed gabled roof as proposed was considered to be an overly dominant and bulky addition, and thereby detrimental to the amenities of the adjoining residential properties by reason of overshadowing and a reduction in the amount of light to the rear of No.6 which sits to the north of the application site.

On 3rd March 2014 revised drawings were received which removed the bulky rear roof slope and replaced it with a much smaller gabled rear dormer window. This would be set well within the roof slope, away from the eaves, resulting in a far less dominating addition that originally proposed. Members may feel that this reduction in bulk over previous proposals is acceptable, and mitigates far better against any undue impact on neighbouring amenity.

On balance, and having had regard to the above it was considered that whilst the proposed extensions are significant in overall scale, the reduced bulk of the rear roof slope and introduction of a far less imposing dormer window is an acceptable proposition. The revised proposal is therefore considered to be, on balance, in accordance with policies BE1 and H8 of the Unitary Development Plan.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

as amended by documents received on 03.03.2014

RECOMMENDATION: PERMISSION

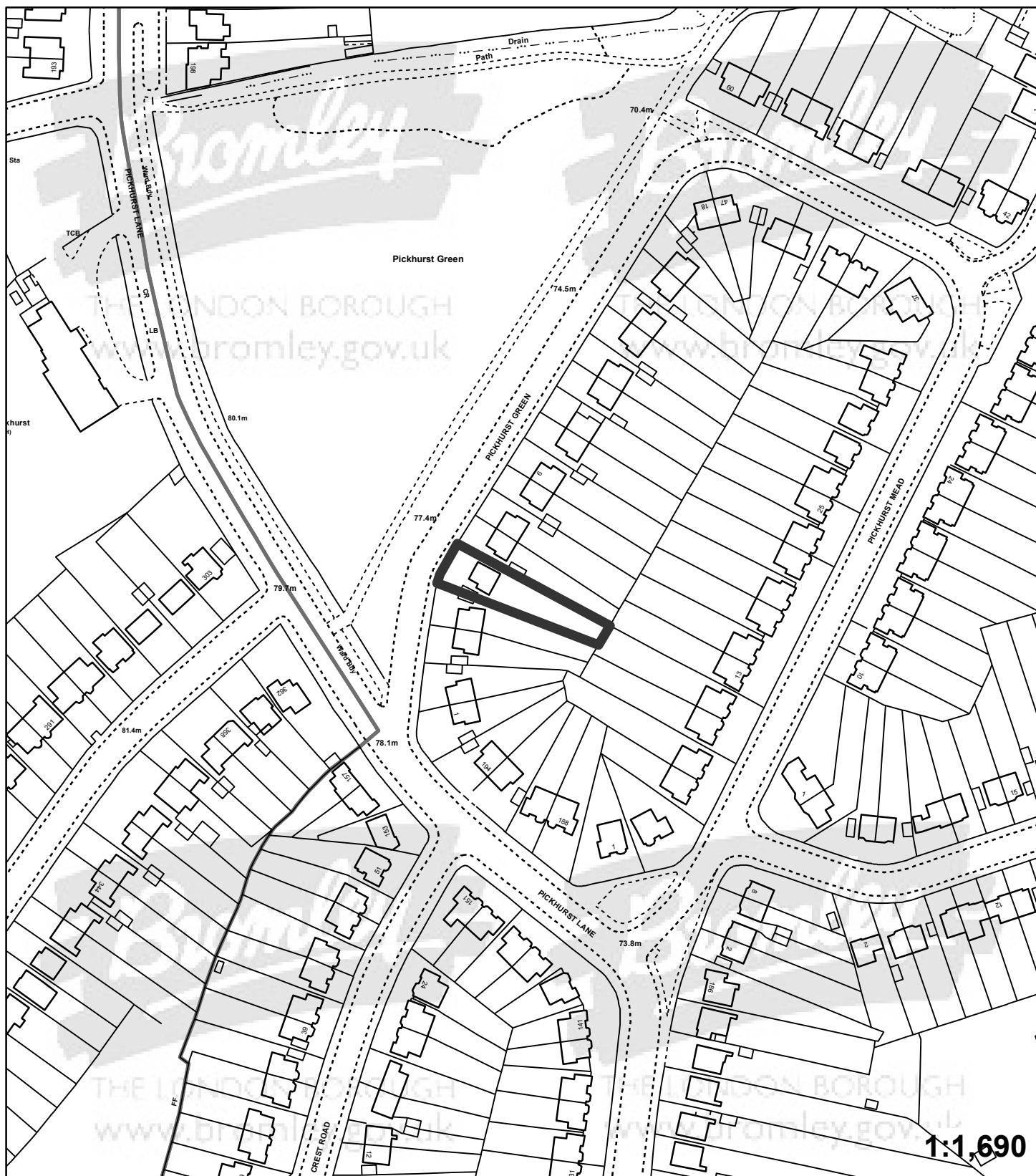
Subject to the following conditions:

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|---|--------|--|
| 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 extensions |
| | ACI13R | I13 reason (1 insert) BE1 |
| 4 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

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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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