

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

**Application No :** 14/00506/FULL6

**Ward:**  
Hayes And Coney Hall

**Address :** 14 Pondfield Road Hayes Bromley BR2  
7HS

**OS Grid Ref:** E: 539437 N: 166312

**Applicant :** Mr Ian O'Leary

**Objections :** NO

**Description of Development:**

Part one/two storey side/rear extension and part conversion of garage to habitable accommodation and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency

**Proposal**

The application seeks permission for a part one/two storey side/rear extension and part conversion of garage to habitable accommodation and elevational alterations. The rear extension will span the full width of the existing property and have a stepped rear elevation similar to that of the current rear of the property. The element adjacent to the boundary with no. 16 will be single storey and retain a side space of 1.15m to the boundary and project 3.35m from the rear of the existing property. This single storey rear element will have a flat roof with a height of 3.2m and a roof lantern in the middle of the roof projecting a maximum 0.5m above the flat roof. The element adjacent to the boundary with no. 12 will be part one/two storey. The single storey element will project 4m from the rear of the existing attached garage along the boundary with no. 12. This single storey rear element will have a flat roof with a height of 3.3m. The two storey element will project a maximum 3.7m, when scaled from the submitted drawing, from the rear of the existing property and wrap around the side elevation atop the existing single storey attached garage with a projection of 1.344m from the side wall. The two storey element will be set 7.6m from the front building line and retain a side space of 1.516m from the first floor flank wall to the boundary with no. 12. The two storey rear extension will be set 5.9m way from the boundary with no. 16. No windows are proposed in the flank walls of the extension. One new window is shown and the relocation of an existing window are shown on the first floor south-east flank

elevation of the existing house facing no. 12. One new first floor window and one new ground floor window is shown on the north-west flank elevation of the existing house facing no. 16. The existing attached garage is also shown to be part converted into habitable accommodation for use as a toilet.

## **Location**

The application site is a two storey detached property on the north-eastern side of Pondfield Road, Hayes. The road consists of large detached residential properties with a small cluster of single storey detached bungalows at the end of the cul de sac.

## **Comments from Local Residents**

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

Any further comments received will be reported verbally at the meeting.

## **Comments from Consultees**

Highways have raised no objections as there is sufficient space to park at least two cars in the drive.

## **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

Supplementary Planning Guidance 1 General Design Principles  
Supplementary Planning Guidance 2 Residential Design Guidance

The London Plan and National Planning Policy Framework are also key considerations in determination of this application.

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

## **Planning History**

Planning permission was granted for a Two storey rear extension under ref: 04/02325/FULL6.

## **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 is for a part one/two storey side/rear extension. The single storey element of the proposal spans the full width of the property and projects to the rear. Adjacent to the boundary with the neighbouring property at no. 16, the extension will project 3.35m with a flat roof of a height of 3.2m. This part of the single storey extension will be 1.15m from the side boundary. The two storey rear element of the proposal will be 6m from the side boundary with no. 16. Given this separation the part one/two storey extension is not considered to cause any significant harm to the amenities of the occupiers of no. 16. Along the boundary with the opposite neighbouring property at no. 12 the single storey rear element will project 4m with flat roof of a height of 3.3m. Due to the stepped nature of the existing rear elevation, the two storey element will project a maximum 3.7m from the rear of the existing property. At first floor level the extension will wrap around the side elevation approximately 1.6m in length and 1.344m in depth (from the side wall). The two storey side/rear extension will retain a side space of 1.516m from the first floor flank wall to the boundary with no. 12. It is noted that the property at no. 12 currently benefits from a single storey attached garage and as such there is further separation from the side boundary to the main dwellinghouse at no.12. Furthermore no windows are proposed in the flank elevation of the extension. No. 12 currently benefits from one first floor window in the middle of the flank wall facing no. 14.

As noted above the proposal will project at first floor level to the side of the property, atop the existing single storey attached garage. Accordingly policy H9 which refers to side space should be considered. Whilst the extension at first floor will retain a side space of 1.516m, the existing attached garage at single storey level abuts the boundary with no. 12. Policy H9 refers to a minimum of 1m for the full height and length of the flank wall as such this first floor side element of the proposal would be contrary to policy. However, the main concerns of this policy is to in order to safeguard the privacy and amenity of adjoining residents and prevent a cramped appearance from occurring. The first floor element will be set 7.6m from the front building and will sit much lower than the main ridge height, with over 1metre separation to the side boundary. Thus, it is considered that the extension will look subservient to the main dwelling when viewed from the streetscene and retain adequate space at first floor level so as to not cause a cramped appearance or terracing effect. Members may therefore consider that given the orientation and separation between the properties, the proposed extension will not cause any significant harm to the residential amenities of the neighbouring property at no. 12 in terms of loss of light, privacy or outlook, nor the character of the area or streetscene in general.

With regards to the proposed windows in the north-west and south-east elevations of the existing property, the windows at first floor at shown to serve bathrooms and a hallway and as such Member's may consider it to be acceptable to condition these windows to be obscure glazed and non-opening in order to further protect the privacy of the host dwelling and neighbouring properties. The proposed new

window at ground floor is not considered to cause any significant harm to the amenities of the neighbouring property at no. 16.

The loss of a parking space by way of the part conversion of the garage is not considered to result in a harmful impact upon on-street parking levels due to there being sufficient space to park at least two cars within the curtilage of the property.

Having had regard to the above it Member's may consider that on balance 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.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/00506, 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      Before the development hereby permitted is first occupied, the proposed window(s) in the first floor north-western and south-eastern elevations shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 4      ACI13      No windows (2 inserts)      flank      extensions  
ACI13R      I13 reason (1 insert)      BE1
- 5      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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