

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

Application No : 14/02977/FULL1

Ward:
Hayes And Coney Hall

Address : 11 Alexander Close Hayes Bromley BR2
7LW

OS Grid Ref: E: 540462 N: 166301

Applicant : Mrs Tracy Mardle

Objections : YES

Description of Development:

Conversion of existing dwelling to one 3 bedroom and one 2 bedroom dwelling (Revision to planning permission allowed on appeal reference 13/04292 to include single storey rear extension)

Key designations:

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

Proposal

This application seeks revisions to planning permission reference 13/04292 for conversion of existing dwelling to one 3 bedroom and one 2 bedroom dwelling. The revisions seek to include single storey rear extensions with rearward projection of 3m and overall height 3.35m sloping down to 2.6m at the eaves. A window is also shown to the ground floor east flank.

Location

The site is located on the north side of Alexander Close to the end of the cul-de-sac.

Comments from Local Residents

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

- overdevelopment
- overbearing
- overshadowing and loss of light

- loss of garden area

Comments from Consultees

No Highway objection is raised to the proposal.

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
H1 Housing Supply
H7 Housing Density and Design
H11 Residential Conversions
T3 Parking
T18 Road Safety

Supplementary Planning Guidance 1 and 2

London Plan Policy 3.4 Optimising Housing Potential
London Plan Policy 3.5 Quality and Design of Housing Developments
The Mayor's Supplementary Planning Guidance: Housing

The National Planning Policy Framework, with which the above policies are considered to be in accordance.

Planning History

The planning history includes permission for a two storey side extension, ref. 92/01449 which had restrictive conditions to prevent severance to form a separate self-contained unit. A subsequent application, ref. 13/04292 to convert the dwelling into two was refused but allowed at appeal. It is this application to which revisions are now sought to include for single storey rear extensions.

The planning history also includes a Certificate of Lawfulness for the use of the annex as a separate unit, ref. 14/01130 and under ref. 14/01397 permission was granted for the conversion of the one unit into two; this included an alternative design layout to application ref. 13/04292.

Conclusions

The principle of the conversion of the existing dwelling to two units has been established under planning permission ref. 13/04292. It is therefore now for consideration as to whether the proposed revisions which include single storey rear extensions to each unit are considered acceptable.

There is an existing single storey rear conservatory extension to No. 9 (located to the west of the application site) which has high level windows to the east elevation; neighbour concerns are raised in respect of the loss of light from these windows. It

is recognised that there will be some impact in this respect and it is for careful consideration as to whether this will be significant enough to warrant a planning ground of refusal. The scheme proposes a 3m rearward projection which has the potential to be considered as permitted development in the event an application was received purely in relation to a single dwelling house. It is noted that the existing extension at No. 9 has an opaque glazed roof and therefore light enters the dwelling by this means also. Given the above it is not considered that the proposal will have such a significant impact as to warrant a planning ground of refusal in this respect.

Regarding local concerns in respect of overdevelopment it is considered that the resultant amenity space will not be unduly compromised given that the rear garden areas will be minimum 11m long and 5.5m wide.

The addition of a window at ground floor to the east flank is not considered to result in such a detrimental impact on neighbouring amenities as to raise concern from a planning point of view.

Having had regard to the above it is considered that the revisions to the proposed conversion are acceptable in that they do 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(s) set out in the Planning History section above, excluding exempt information.

as amended by documents received on 06.08.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 4 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 5 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 6 | ACH18 | Refuse storage - no details submitted |
| | ACH18R | Reason H18 |
| 7 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 8 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

- 2 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.
- 3 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk
- 4 You are advised that it is an offence under Section 137 of the Highways Act 1980 to obstruct "the free passage along the highway" (which includes the footway i.e. the pavement). This means that vehicles parked on the forecourt should not overhang the footway and therefore you should ensure that any vehicle is parked wholly within the site.
- 5 You should seek the advice of the Building Control Section at the Civic Centre regarding the need for Building Regulations approval for the works on 020 8313 4313, or e-mail: buildingcontrol@bromley.gov.uk

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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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