

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

Application No : 14/03183/FULL6

Ward:
Hayes And Coney Hall

Address : 1 Cherry Walk Hayes Bromley BR2 7LT

OS Grid Ref: E: 540323 N: 166478

Applicant : Mr Steve Jones

Objections : NO

Description of Development:

Part one/two storey rear extension and roof alterations to incorporate first floor front dormer

Key designations:

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

Proposal

Permission is sought for a part one/two storey rear extension and roof alterations to incorporate first floor front dormer. The two storey rear extension meets the northern side boundary.

Location

The application site is a two storey semi-detached property located on the eastern side of Cherry Walk, close to the junction with Chatham Avenue.

Comments from Local Residents

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

- concerns raised over possibility of installation of new low-level flues (no flues are proposed), and would like to retain existing shrubbery along boundary line.

Comments from Consultees

No comments have been received from consultees.

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

This site has been subject to the following previous planning applications:

- 19/12/3213 - 2 storey extension at side and single storey extension at rear - Permitted 24.10.72
- 78/1997 - single storey rear extension - Permitted 10.8.1978
- 82/1088 - Single storey rear extension and front alterations - Permitted 15.7.1982

Conclusions

The main issues in this case are the impact of the proposals on the character and spatial standards of the surrounding area and on the amenities of neighbouring residential properties.

The part one/two storey rear extension would be 3.6m deep. At ground floor level, it would be 3.49m wide, located between the existing single storey rear extension and the northern boundary. At first floor level, the extension would be 6.1m wide constructed partly over the existing rear extension. The extension will be two storeys along the northern side boundary therefore would not comply with the Council's side space policy which normally requires a minimum 1m side space to be retained to the side boundary for the full height and length of a two storey development.

Due to the orientation of the site, the northern side boundary of 1 Cherry Walk is made up of the rear boundaries of three properties on Chatham Avenue. Of these three properties, 27 Chatham Avenue would be most affected by the proposal, however this property is approximately 18m from the boundary therefore the impact on No.27 is lessened. The first floor rear extension will be 3.4m from the side boundary with No.3 Cherry Walk. Both proposed flank walls will be blank. The two storey rear extension would continue the line of the existing two storey side extension (granted permission in 1972 under planning ref. 19/12/3213), along the northern boundary and would not extend further to the rear than the existing single storey rear extension (planning ref .82/1088).

With regard to neighbouring amenity there is a significant number of high trees and hedges along all boundaries which provide privacy for surrounding properties. The vegetation along the northern boundary will be trimmed but largely retained to maintain the current levels of privacy and lessen the visual impact of the proposed extension. Therefore it is considered that the extension as proposed would not

cause a detrimental impact on either neighbouring property in terms of loss of light, privacy or outlook. In this case whilst the policy H9 would not strictly be adhered to, due to the specific location of the property the general aims and objectives of the policy would be respected.

This proposal also includes a front dormer extension and enlarging the roof to match the main ridge line. The proposed dormer would be a modest 3.49m wide and 1.69m deep and will be at first floor level. From visiting the site it can be seen that there are several examples along the street of similar front dormers, including Nos. 2,4,6 and 8 Cherry Walk, therefore this will not impact detrimentally on the character of the surrounding area.

Having had regard to the above it can be considered that 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(s) set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

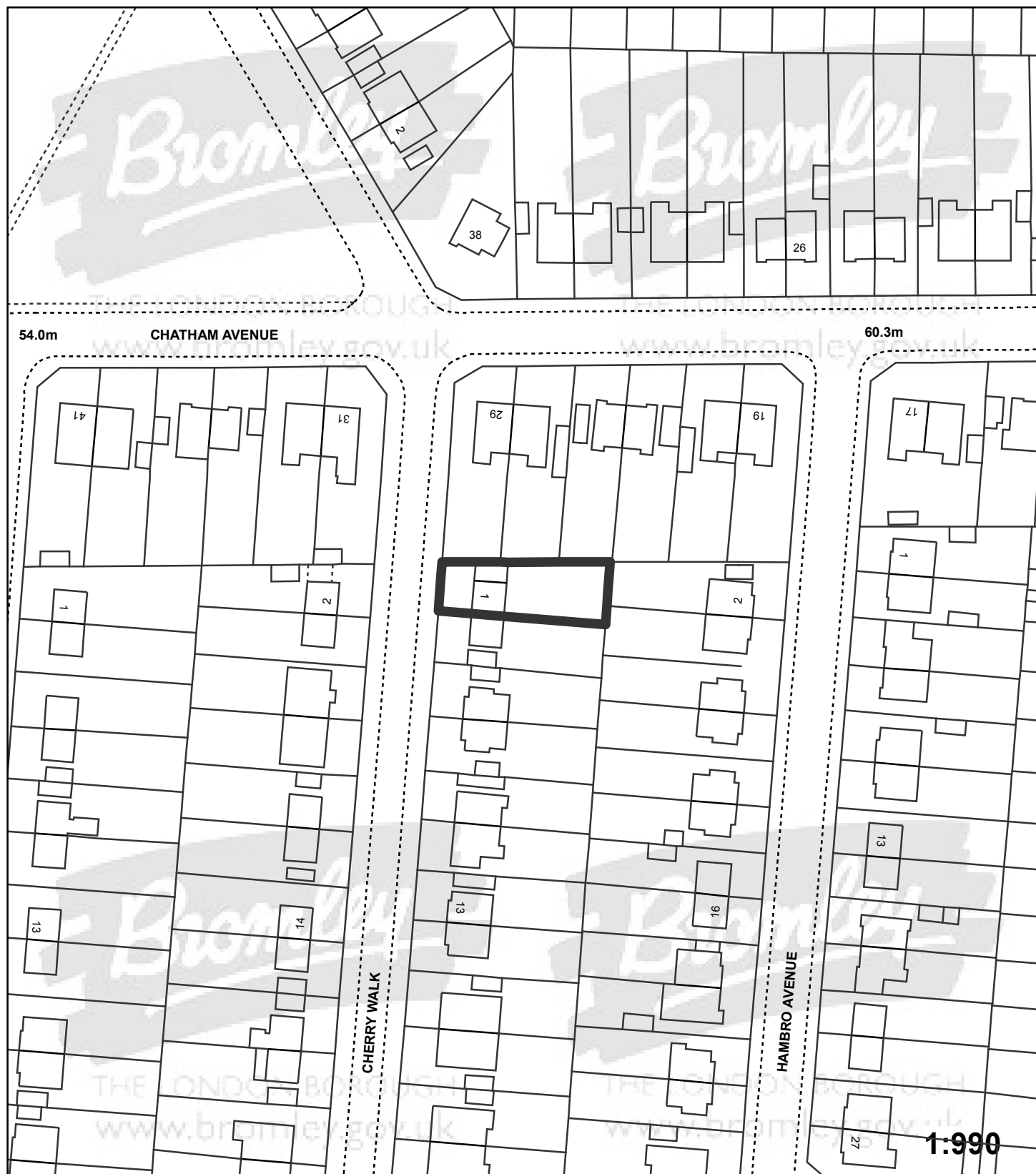
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

Application:14/03183/FULL6

Address: 1 Cherry Walk Hayes Bromley BR2 7LT

Proposal: Part one/two storey rear extension and roof alterations to incorporate first floor front dormer



"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.