

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

Application No : 14/04391/FULL6

Ward:
Hayes And Coney Hall

Address : 15 Hambro Avenue Hayes Bromley BR2
7LS

OS Grid Ref: E: 540394 N: 166427

Applicant : Mrs G Robson

Objections : NO

Description of Development:

Part one/two storey side/rear and single storey front extensions

Key designations:

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

Proposal

The proposal is to construct a single storey front extension to create a new porch and downstairs WC, which would project 1.3m to the front. A part one/two storey side/rear extension a total of 11.3m deep at the southern side is proposed which would add a new bedroom upstairs plus an ensuite.

On the ground floor, a single storey extension 4.0m deep is proposed. The single storey element would have eaves at a height of 2.8m at the boundary with No.13, and a pitched roof at an overall height of 3.7m

Location

The host property is a semi-detached house on the eastern side of Hambro Avenue, Hayes.

Comments from Local Residents

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

Comments from Consultees

None.

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
SPG1 General Design Principles
SPG2 Residential Design Guidance

Planning History

14/01004/FULL6 - Part one/two storey side/rear and single storey front extensions. Refused permission on the grounds that "The proposed extensions by reason of their siting, excessive rear projection and overall scale and bulk would constitute an over dominant addition to the main dwelling, lacking in subservience and giving rise to an unacceptable impact on the lighting, outlook and prospect from neighbouring properties and the character and appearance of the area, thereby contrary to Policies BE1, H8 and H9 of the Unitary Development Plan and the Council's Supplementary Planning Guidance."

14/02777/FULL6 - Part one/two storey side/rear extension, plus single storey front extension. Refused permission on the grounds that: "The proposed extensions by reason of their excessive rearward projection and overall scale and bulk would constitute an over dominant addition to the main dwelling and would have a seriously detrimental effect on the amenities of the neighbouring properties, thereby contrary to Policy BE1, H8 and H9 of the Unitary Development Plan."

In comparison to this previously refused scheme, the extension has been reduced in depth by 1 metre at ground floor level and 2 metres at first floor level.

Applications of note at the adjoin property to the north (No.13 Hambro Avenue) include a 3.0m deep (at the rear) single storey side/rear extension granted in under ref. 04/04696/FULL6. In 2006 under ref. 06/02037/FULL6 a first floor side/rear extension was granted consent. This was also 3.0m deep and constructed above the ground floor extension previously permitted.

No. 17 Hambro Avenue has an existing single storey rear extension 4.0m deep which was granted consent as part of application ref. 09/03483/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 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.

This application follows two previous refusals for similar extensions. In comparison to the latest refused scheme, the extension has been reduced in depth by 1 metre at ground floor level and 2 metres at first floor level. The revisions to the proposal significantly reduce the overall scale and bulk of the extension. It is considered that the proposed extension, with its hipped roof design, subordinate ridge height, and set back from the front elevation, now appears as a subservient addition to the main dwelling, which respects the scale and proportions. It is therefore considered that the proposed extension would integrate satisfactorily with the existing dwelling.

With regard to the impact of the proposal on the character of the street scene, the single storey element of the proposed extension would be built up to the side boundary of the site, and the extension therefore fails to comply with the requirements of UDP Policy H9 which requires a distance of 1 metre to be retained to the side boundary of the site. However, the neighbouring property at No. 13 Hambro Avenue has a part single storey, part two storey side extension which is also built up to the side boundary of the plot. Given that there are other single storey side projections built up to the side boundaries of other properties in Hambro Avenue, most notably at both neighbouring properties, and taking into account that the two storey element of the extension is set over 1 metre from the side boundary, it is considered that the proposed extension would not result in unrelated terracing with the neighbouring dwelling, or result in the dwelling appearing overly cramped within the plot. It is therefore considered that, notwithstanding that the proposal is not fully in compliance with Policy H9, in this instance there would be no demonstrable harm to the character of the area, given the site circumstances outlined above.

In terms of the impact of the proposal on the neighbouring property, the reason for refusal of the previous application referred to the excessive rearward depth of the extension, which would have a detrimental impact on the amenities of the neighbouring properties. The single storey and two storey depth of the proposed extension has now been reduced, by 1 metre and 2 metres respectively. With regard to the impact on the adjoining property at No. 13 Hambro Avenue, the single storey element of the rear extension would be built up to the common boundary, however the extension would be modest in depth and height and would not appear overbearing when viewed from the rear facing windows of No. 13 Hambro Avenue. The two storey element is set in from the boundary, is modest in depth such that it would not appear visually intrusive when viewed from No. 13. In addition, subject to a condition restricting the insertion of windows in the flank elevation of the extension, the proposed extension would not adversely affect the amenities of this property. The other neighbouring property at No. 17 Hambro Avenue has a single storey side extension built up to the common boundary, which has no windows in the flank elevation. The proposed single storey element of the extension would not project beyond the rear of the extension at No. 17 and the two storey rear element would only project 3 metres from the rear, is modest in height

and set away from the boundary such that it would not appear overbearing or visually intrusive. The extension incorporates one side facing window, however this serves an en-suite and would not result in any overlooking of the dwelling at No. 17 Hambro Avenue. Given the above, it is considered that the proposed extension would not have an adverse impact on the amenities of the neighbouring properties, and the previous reason for refusal has been overcome.

Having had regard to the above it was 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 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 The first floor window in the southern flank elevation of the extension hereby permitted shall be fitted with obscure glazing and be non-opening up to a height of 1.7 metres above finished floor level. The window shall be permanently retained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the residential amenity of the neighbouring properties and to comply with Policy H8 of the Unitary Development Plan.

- 4 ACI17 No additional windows (2 inserts) northern and southern flank extension

Reason: In order to protect the residential amenity of the neighbouring properties and to comply with Policy 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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