

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

**Application No :** 15/00560/FULL6

**Ward:**  
Hayes And Coney Hall

**Address :** 38 Ridgeway Hayes Bromley BR2 7DE

**OS Grid Ref:** E: 540310 N: 165918

**Applicant :** Mrs Karine Pacary

**Objections :** YES

**Description of Development:**

part one/two storey side and single storey rear extensions

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 51

**Proposal**

The application seeks planning permission for a part one/two storey side extension and single storey rear extension.

The two storey side extensions will infill an area to the western side of the property behind the existing attached garage and a first floor bedroom. It will project 2.9m to the side in line with the existing flank wall of the garage and will extend in line with the existing main rear building line. A distance of approximately 0.8m will be retained from the flank wall of the extension to the western side boundary.

The single storey rear extension will project approximately 2.7m in depth for the full width of the property to extend in line with the flank wall of the proposed two storey extension. It will have a pitched roof with a maximum height of approximately 3.9m and an eaves height of 3m, when scaled from the submitted drawing. Four rooflights are indicated in the pitched roof of the extension.

Two skylights are indicated in the existing rear roof slope of the main property. The agent has advised these are to serve the existing loft.

**Location**

The application site is a two storey detached property on the southern side of Ridgeway, Hayes. The surrounding properties are a mix of semi-detached and detached properties of similar size set in medium plots.

### **Comments from Local Residents**

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

- loss of light
- loss of privacy

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

### **Comments from Consultees**

There are no internal or external consultees for this application.

### **Planning Considerations**

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

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

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**

There is no planning history at the property.

### **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 proposed part one/two storey side extension will not be visible from the streetscene as it will sit behind an existing two storey side element to the property. The extension will project in line with the side wall of this existing side element and in line with the rear wall of the main part of the property, retaining a distance of 0.8m side space to the western side boundary. Policy H9 of the Council's UDP states that the Council will normally require a proposal of two or more storeys in height, to retain a minimum 1 metre space from the side boundary of the site for

the full height and length of the flank wall of the building to prevent a cramped appearance within the streetscene and to safeguard the amenities of neighbouring properties. In this instance a distance of only 0.8m is indicated. However, given the location of the extension, it will not be visible from the streetscene and therefore will not impact on the spatial standards of the area. Concerns have been raised by the neighbouring property at no. 36 with regards to the impact on light to two ground floor windows within their existing flank wall which face towards the application property. However, whilst it is noted that there may be a degree of impact with regards to light, Members may consider that the impact is not significant enough in this instance to warrant a refusal. Accordingly, it is considered that policy H9 is satisfied.

One first floor window, and one door and one window in the ground floor, are proposed in the western flank elevation. The neighbouring property has raised concerns with regards to loss of privacy. The first floor window appears to serve a wardrobe area and as such it would be reasonable to condition this window to be obscure glazed and non-opening below 1.7m from internal ground level to safeguard the privacy of both the host dwelling and neighbouring property. There is an existing door and window in the ground floor western flank elevation of the host dwelling. Accordingly, the proposed new door and window are not considered to cause any additional impact with regards to privacy than currently exists.

The single storey rear extension is modest in depth and height and will maintain a separation to both side boundaries of approximately 0.8m. The design of the extension is in character with the host dwelling with the proposed materials indicated within the application form to match the existing property. Accordingly, the proposed single storey rear extension is not considered to cause any detrimental impact to the character of the host dwelling or amenities of the neighbouring properties.

Having had regard to the above Members 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, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |                  |     |
|---|-----------------|--|------------------|-----|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |                  |     |
| 2 | ACK01<br>ACK05R | Compliance with submitted plan<br>K05 reason                   |                  |     |
| 3 | ACC04<br>ACC04R | Matching materials<br>Reason C04                               |                  |     |
| 4 | ACI17<br>ACI17R | No additional windows (2 inserts)<br>I17 reason (1 insert)     | flank extensions | BE1 |

- 5 Before the development hereby permitted is first occupied, the proposed window in the first floor western flank elevation 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.