

SECTION '2' – Applications meriting special consideration

Application No : 15/00987/FULL6

Ward:
Hayes And Coney Hall

Address : 39 Hayes Wood Avenue Hayes Bromley
BR2 7BG

OS Grid Ref: E: 540628 N: 166129

Applicant : Mr & Mrs Spencer & Rachel Edwards **Objections :** YES

Description of Development:

Roof alterations to incorporate rear dormer and two storey front extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 51
Urban Open Space

Proposal

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This application has been submitted following a previous refusal and seeks consent for roof alterations which include a rear and side dormer, gable end and two storey front extension.

Location

The application site is a two storey semi-detached dwelling located within a residential area to the west side of Hayes Wood Avenue.

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Consultations

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

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
T3 Parking

Supplementary Planning Guidance 1 and 2

The National Planning Policy Framework.

History

The planning history includes the following:

- o Planning application reference 14/03439 was refused for roof alterations to incorporate rear dormer and two storey front extension was refused for the following reason:
 - o The proposal would result in a bulky and incongruous addition to the host dwelling that would be harmful to the symmetry of this pair of semi-detached dwellings and the street scene contrary to Policies BE1 and H8 of the Unitary Development Plan and the Council's adopted Supplementary Planning Guidance 1 and 2.
- o 14/03437 permission granted for a single storey rear extension.
- o 08/00554 A part one, part two storey rear extension was granted permission

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.

There is an attractive and pleasant character to Hayes Wood Avenue with the original dwelling design contributing to a strong and identifiable street scene. It is noted that there are a number of design approaches to roof extensions within the vicinity.

In the refused application (ref 14/03439) concerns were raised with the design and bulk of the extension (full refusal ground above). Whilst the design has been revised in an attempt to address previous concerns it is considered that the current scheme, in seeking to address concerns over bulk, will result in an awkward, discordant form of development detrimental to the appearance of the street scene. Policy H8 particularly advises that flat roofed side extensions of two or more storeys to dwellings of traditional roof design will normally be resisted.

Having had regard to the above it was considered that the development in the manner proposed is not acceptable in that it would result in a discordant addition to the host dwelling that would be harmful to 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: APPLICATION BE REFUSED

The reasons for refusal are:

- 01 The proposal would result in a discordant and incongruous addition to the host dwelling that would be harmful to the symmetry of this pair of semi-detached dwellings and the street scene contrary to Policies BE1 and H8 of the Unitary Development Plan and the Council's adopted Supplementary Planning Guidance 1 and 2.**