

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

Application No : 15/04013/FULL6

Ward:
Hayes And Coney Hall

Address : 20 Dartmouth Road Hayes Bromley BR2
7NE

OS Grid Ref: E: 540237 N: 166841

Applicant : Mr Chris Symes

Objections : NO

Description of Development:

2 storey rear extension, single storey side extension and porch to front

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 51

Proposal

Planning permission is sought for a two storey rear extension, single storey side extension and porch to front. The proposal seeks to add a study, utility room and new kitchen and family room to the ground floor and two new bedrooms and an en-suite to the first floor. The side extension measures 7.2m in height x 3.1m in width x 6.6m in depth. The single storey rear extension measures 6.6m in height x 9.3m in width x 4m in depth. The existing garage is proposed to be demolished.

Planning permission was granted for a similar development on 1st May 2015. The scheme has now been revised with the roof to the front porch being pitched as opposed to flat and the rear element of the extension is now wholly two storey where it was previously part two/part single storey.

This application should be considered in conjunction with an application at No.22 Dartmouth Road (the adjoining semi) (Ref: 15/04012/FULL6), which is for a near identical application. The application site is a two storey semi-detached property located on the western side of Dartmouth Road, Hayes

Consultations

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

Consultee comments

Highways - no objections

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 Sidespace

SPG No.1 - General Design Principles
SPG No.2 - Residential Design Guidance

Planning History

Under planning application ref: 15/00963 planning permission was granted for a part one/two storey on 01.05.2015.

Under planning application ref: 88/04614 planning permission was granted for a single storey front extension to garage and front porch. 25.01.1989

Under planning application ref: 84/00969 planning permission was granted for a single storey rear extensions. 06.06.1984

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.

Design

Policies BE1, H8 and the Council's Supplementary design guidance seeks to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling are compatible with surrounding development.

The proposed side/rear extension has been set down from the ridge of the main dwelling and back from the front elevation at first floor level, it therefore has a subservient appearance. The overall width would also be less than half the width of the main dwelling, which again adds to the subservient nature of the scheme.

Policy H9 of the UDP requires applications for new residential development, including extensions to retain, for a proposal of two or more storeys in height, 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 or where higher standards of separation

already exist within residential areas, proposals will be expected to provide a more generous side space.

In terms of side space it is noted that the proposed first floor side element is located 1m from the boundary. Given the set back of the extension from the front elevation and lower roof line ridge it is considered that the spatial characteristics of the area and the buildings character is maintained to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. As such the proposal does not represent a cramped appearance and does not result in unrelated terracing and therefore maintains the spatial standards and level of visual amenity of the streetscene in this case.

The side addition would then wrap around the rear elevation. It would incorporate two pitched roofs. Whilst it is acknowledged that the rearward projection of 4m does add bulk to the dwellinghouse but the pitched nature of the roof lessens the overall mass. The proposal would generally be in keeping with design of the host dwelling and at the time of the site visit officers noted a slightly smaller side/rear projection at No.18. The scheme for a near identical application at No.22 (the adjoining semi) would mean that the proposal would not look out of character when viewed in the street scene.

In terms of massing the extension is considered to be in proportion with the host dwelling and the overall design would not significantly harm the appearance of the property. The proposed facing materials would match the existing dwelling, which is considered to be sympathetic.

Elevational alterations would be made to the front of the property. This includes the removal of the existing garage door and the installation of replacement windows at both ground and first floor level. The proposed window would match the proportions of the existing fenestration and is considered an acceptable alteration that would not harm the appearance of the host dwelling.

Residential Amenity and Impact on Adjoining Properties

Policy BE1 seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

The proposed side/rear addition would abut the common boundary with No 18. This property has been extended by way of a two-storey side addition that has a small rearward projection. No windows are located within the flank elevation of this extension. Whilst it is acknowledged that the 4m depth is slightly larger than normally permitted, the depth is considered acceptable in this instance as the proposal would only project 0.9m beyond the rear elevation of this neighbouring extension. The design of the roof would also pitch away from this common boundary, helping to lessen the visual bulk of the scheme. Given the above, officers consider that the two-storey side/rear projection would not result in a significantly intrusive or overbearing form of development for No 18.

No 18 is located to the north of the application site, however given the limited rearward projection in relation with the existing neighbouring extension, together with the pitched roof would unlikely result in a significant loss of light or overshadowing.

The adjoining property at No 22 is located to the south of the site and has been extended by way of a single-storey wrap around extension. As detailed above there is an identical application currently pending consideration which means there will be no impact to No.22 as the proposed rearward projection will be the same as that proposed at No.20. No significant loss of light or overshadowing is anticipated to due to the existing orientation of the site.

The proposed fenestration would primarily face the front and rear of the property where there is already an established degree of overlooking. No significant loss of privacy or overlooking is therefore anticipated. One window is located within the flank elevation of the side extension; however this would overlook a brick wall. The window would also be obscured which would result in no loss of privacy.

Highways and Traffic Issues

The property has a drive to the front which provides for two off-road car parking spaces. The loss of the garage is not considered would not have any effect on highway safety and the proposal would not cause increased on street parking. The Highways Officer has not raised any objection to the proposal.

Summary

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 and street scene in general.

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.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

REASON: Section 91, Town and Country Planning Act 1990.

- 2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.**

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

- 4 Before the development hereby permitted is first occupied, the proposed window(s) shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.**