

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

Application No : 15/04760/FULL6

**Ward:
Hayes And Coney Hall**

**Address : 5 Hilldown Road Hayes Bromley
BR2 7HX**

OS Grid Ref: E: 539532 N: 166427

Applicant : Mr Quang Tu

Objections : YES

Description of Development:

Part ground/part first floor side extension, single storey rear extension, front porch and elevational alterations

Key designations:

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

Proposal

The application seeks consent for the construction of a part ground/part first floor side extension, single-storey rear extension, front porch and elevational alterations.

The proposed first floor extension would span almost the full depth of the property but would be set back from the front elevation by 0.8m.

The proposed ground floor side extension would incorporate the depth of an existing garage located to the side of the property and would add an additional 8.2m, which also incorporates the depth of a 4m single-storey rearward projection. The side extension would wrap around the rear of the property at ground floor level and would span the full width of the host dwelling.

The proposed porch would have a depth of 1m and would incorporate a pitched roof.

Elevational alterations would include the installation of two windows within the side elevation of the building.

Location

The application relates to a two-storey semi-detached residential dwelling, which is located on the south west side of Hilldown Road. The property benefits from off-street parking and a rear garden which measures approximately 20m in depth. The

property is not located within a conservation area and the surrounding area is residential in character.

Consultations

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

- o Enjoyment of neighbouring house/garden will be diminished
- o The proposed windows in the side elevation would overlook the neighbouring property and should be obscured glazed
- o Sides extension would retain 1m side space at ground and first floor level.

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

SPG 1 General Design Principles
SPG 2 Residential Design Guidance

Ref. Number	Description	Status	Decision
96/01209/FUL	SINGLE STOREY SIDE EXTENSION	PER	10.07.1996

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.

Design

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

The application property forms one half of a semi-detached pair. The immediate adjoining neighbouring at No 7 benefits from a two-storey side extension similar to

the current proposal. The proposed first floor side extension has been set back from the front elevation and down from the main ridge of the dwelling. The overall appearance is considered to be subservient and sympathetic to the proportions and design of the host dwelling. The wider locality includes a variety of architectural styles and the proposed extension would not appear out of character or incongruous within this setting. Further, given the similar development at No 7 it is considered the proposed extension would improve the symmetry of the semi-detached pair.

Policy H9 normally requires proposals of two or more storeys in height to be a minimum of 1m from the side boundary. However, H9(ii) states that 'where higher standards of separation already existing in residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties'. Para 4.48 explains that the Council consider it important to 'prevent a cramped appearance and is necessary to protect the high spatial standards and visual amenity which characterise many of the Borough's residential areas'. The proposal would retain a 1m side space at first floor level, but would abut the common side boundary at ground floor level. The proposed side extension would be contained primarily behind an existing garage located to the side of the property. Its impact on the streetscene is therefore negligible. The application property is set back considerably from the front elevation of the neighbouring dwelling at No 3 Hilldown Road. This set-back would partially obscure the side addition. It's set back from the front elevation and set down at ridge level, together with the pitched design of the roof would ensure that an adequate level of side space would be retained in this context. Members may therefore consider that the proposed extension would not result in harm to the character, appearance or spatial qualities of the streetscene.

The proposed single-storey rear extension would be contained to the rear of the property and would have no impact on the streetscene. In terms of massing it is considered to be in proportion with the application property and would not look unduly dominant or bulky in this context.

The proposal would also include the construction of a front porch. This element of the proposal would be visible from the public realm but is considered to be in keeping with the style and proportions of the application property.

Given the above, Members may consider that the proposed extensions are acceptable alterations that would not result in harm to the character and appearance of the host dwelling or the spatial characteristics of the wider area.

Neighbouring amenity

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 main impact of the proposal would be on the immediate neighbouring occupiers at No 3 and No 7 Hilldown Road.

No 3 is located to the south east of the application property and is set at a slightly lower ground level than the application site. It is also set forward of the application property, meaning the rear elevation of No 3 lines up approximately with the front building line of the application property. No 3 benefits from a single-storey side extension and rear extension. There is also a detached outbuilding/garage and small lean-to conservatory located within the rear garden that abuts the common side boundary with the application site.

The proposed ground floor extension would sit alongside the common side boundary and would have depth of approximately 13m, however this includes the depth of the existing side garage. The existing side extension, rear extension and detached garage at No 3 would however act as a buffer between the rear patio area at No 3 and the proposed ground floor side/rear extension. It is therefore considered that the visual impact of the ground floor side/rear extension would be acceptable and would not be overly dominant or intrusive.

In relation to the first floor side extension, the proposal would retain a set-back of 1m at first floor level. The design would also incorporate a roof which pitches away from the common side boundary. It is acknowledged that the built form would move closer to No 3 as a result of the development; however there is already an established degree of visual bulk experienced by No 3 from the existing position of the main dwelling. The proposed extension would not extend beyond the existing front and rear building line and would be marginally set back from the front elevation. When taking into account the orientation of the site, with No 3 located to the south, and the existing development at No 3 which abuts the common boundary, the visual impact of the first floor addition is considered to be on balance acceptable.

The proposed single-storey rear extension would sit adjacent to the common boundary with No 7 Hilldown Road. No 7 is located to the north but benefits from an existing single-storey rear extension. The proposal would extend 0.7m beyond the rear elevation of this neighbouring extension. This is considered to be a modest projection and would have a limited impact on the visual amenities of the adjoining property.

In relation to overlooking and privacy there is already an established degree of overlooking towards the front and rear of the site. The additional windows in the front and rear elevation would not therefore result in a materially greater level of overlooking than the current situation. Two windows are however proposed within the flank elevation of the proposal. These would look directly onto the rear garden at No 3. It is therefore considered reasonable and necessary to condition these windows to be obscured glazed and non-opening in order to protect the privacy of the neighbouring property.

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.

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) in the first floor South east 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.