

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

Application No : 15/05376/FULL6

Ward:
Hayes And Coney Hall

Address : 47 Courtlands Avenue Hayes Bromley
BR2 7HY

OS Grid Ref: E: 539476 N: 166358

Applicant : Mrs Lyn Pester

Objections : NO

Description of Development:

Two storey rear/side extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 51
Smoke Control SCA 2

Proposal

The application seeks planning permission for a two storey rear/side extension. The extension will project 4m in depth from the rear wall of the existing dwelling for a width of 5.181m, retaining a separation of 5.326m to the south-eastern side boundary shared with no. 45 and 0.853m to the north-western side boundary shared with no. 49. The extension will partially sit on top of and behind an existing single storey attached garage located to the north-western side of the property, projecting 1.616m beyond the first floor flank wall of the main dwelling. The extension will have a pitched roof sloping to the front, sides and rear with a ridge height lower than the height of the main roof of the existing dwelling. No flank windows are proposed in the north-western flank elevation and one ground floor window in the south-eastern flank. A first floor window and set of patio doors at ground floor are proposed in the rear elevation. The application form indicates that the materials used for the exterior of the extension will be similar in appearance to the existing dwelling.

Location

The application site is a two storey detached dwellinghouse located on the south-western side of Courtlands Avenue, Hayes.

Consultations

Comments from Neighbours

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

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

Comments from Consultees

There were no internal or external consultees.

Planning Considerations

The application falls to be determined in accordance with the following policies:

Unitary Development Plan

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

Supplementary Planning Guidance 1 General Design Principles

Supplementary Planning Guidance 2 Residential Design Guidance

Planning History

There is no planning history relating to the application site.

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.

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. Policy BE1 also 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 loss of outlook or overshadowing.

Policy H9 of the UDP relates specifically to side space and seeks to prevent a cramped appearance within the streetscene and to safeguard the amenities of the neighbouring properties for development, including residential extensions, of two storeys or more. The proposed two storey extension will be located to the rear but will extend 1.616m beyond the first floor north-western flank elevation of the existing dwelling. It will sit behind the existing garage and as such will be set back from the main front building lines by a distance of between 8.2m and 8.9m, retaining a distance of 0.853m from the flank wall to the side boundary. The ridge

of the roof of the extension is set much lower than the main roof of the dwelling which provides subservience to the main dwelling. Accordingly, given the set back from the front of the existing property, the lower ridge height, and separation at first floor to the side boundary, the extension is not considered to result in a cramped appearance when viewed from the streetscene.

In addition, the neighbouring property (no. 49) to this side of the application site also benefits from a single storey attached garage to the side which adjoins the flank wall of the existing garage at no. 47. As such, a further separation is provided to the main flank wall of this neighbouring dwelling. Furthermore, having visited the site, it can be seen that the rear elevation of this neighbouring property sits further back than the host property reducing the rearward projection of the extension when viewed from no. 49. There are two existing first floor flank windows at no. 49 facing the site, which it would appear serve the stairway and a secondary window to the bathroom. No flank windows are proposed on the north-western elevation of the proposed extension facing this neighbouring property at no. 49.

Therefore, taking this all into account, the proposed extension is not considered to result in any significant loss of amenity to the occupiers of no. 49. Accordingly, the proposed extension is considered to comply with the overarching aims and objectives of Policy H9 of the UDP.

The extension will be located 5.18m from the south-eastern side boundary shared with no. 45. There is a ground floor window located on the flank elevation of the extension facing no. 45; however, given the separation to the boundary it will look predominantly into the garden of the host dwelling. Given, this separation to the boundary the proposed extension is not considered to result in any undue harm to the amenities of this neighbouring residential property.

The extension is substantial in depth; however, the property is detached, retaining separation to both boundaries, and the extension will not extend the full width of the property. In addition, the roof will sit much lower than the height of the main roof and the design of the roof is as such that it will slope to the front, sides and rear which will also reduce the bulk of the extension. The materials proposed will match the existing dwelling.

Taking the above all into account, the siting, size and design of the proposed extension is considered to be acceptable, and would not result in any undue harm to the character and appearance of the host dwelling or area in general nor the amenities of the host or neighbouring properties. Accordingly, the extension is considered to comply with the aims and objectives of Policies BE1, H8 and H9 of the UDP.

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 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 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the flank elevation(s) of the extension hereby permitted, without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.