

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

Application No : 15/05091/FULL6

Ward:
Hayes And Coney Hall

Address : 60 Constance Crescent Hayes Bromley
BR2 7QQ

OS Grid Ref: E: 539782 N: 166517

Applicant : Mr M Ugincius

Objections : YES

Description of Development:

Alterations to front elevation, replacement windows and front door
RETROSPECTIVE

Key designations:

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

Proposal

The application seeks planning permission for a retrospective application, for proposed alterations to the front elevation, including replacement windows and front door. The alterations will include the 'squaring off' of the front elevation from the existing curved appearance, to incorporate new windows, and porch area, with the existing flat roof above the front door to be replaced with a new pitched roof design.

The application site is a two storey semi-detached property located on Constance Crescent, Hayes.

Consultations

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

- o The impact of the development would be detrimental to the appearance of the neighbouring properties and the street scene
- o The development would be interrupt the rhythm and uniformity along Constance Crescent
- o The development is out of character with the existing street scene
- o The original bay front has been squared off, which is a characteristic of the rest of the houses in the street, the host dwelling no longer blends in with the rest of neighbourhood

- o The development is not in keeping with the character of the attached property and the rest of the semi-detached properties in the area
- o The curved ends and windows to the bays should be reinstated and the porch re-roofed appropriately

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

SPG 1 General Design Guidelines
SPG2 Residential Design Guidelines

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the visual amenities of surrounding occupiers.

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.

It is considered that this retrospective application is on balance in accordance with the policy aims of BE1 and H8 of the UDP. The alterations to the front elevation would not unduly impact the visual amenities of surrounding occupiers or significantly affect the character of the area.

It was noted from the site visit that the properties along Constance Crescent follow a general conformity, with a distinct bay window and curved end appearance. Therefore, the main concern of the proposal is the impact it would have to the surrounding character of the area, and how the 'squaring off' of the front elevation would interrupt the rhythm of the street scene.

The host property is situated on a bend to the North East side of Constance Crescent. It is considered that the alterations to the front elevation due to the location of the host property are not considered to be as harmful to the street scene due to the positioning of the host property. In contrast, if the property was situated along a linear stretch of the road the alterations would be visually more prominent and represent a greater impact to the street scene. Members will note that the proposed development has not been completely finished, and has been left unfinished for a period time. However, the applicant has stated that the materials proposed will match the materials of the host property. It is suggested that the applicant completes the proposed works at the earliest opportunity to limit the impacts to visual amenities of surrounding occupiers.

The alterations to the front elevations also include modifications to the existing front door, incorporating a pitched roof design replacing the existing flat roof above the front door. It is considered that the pitched roof design would create an attractive look enhancing the character of the host property.

As such, it is considered that the retrospective alterations would not significantly detract from the existing street scene and the modifications to the existing porch area would enhance the architectural qualities of the host property, compliant with Policies BE1 and H8 of the UDP.

Having had regard to the above it was considered, that the development in the manner proposed is acceptable in that the development would not unduly harm the existing street scene nor have a detrimental impact on the visual amenities of surrounding occupiers.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 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.

- 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.