

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

Application No : 15/05216/FULL6

Ward:
Hayes And Coney Hall

Address : 20 Hayes Garden Hayes Bromley BR2
7DG

OS Grid Ref: E: 540202 N: 166082

Applicant : Mr Oliver Waite

Objections : NO

Description of Development:

First floor side extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Sites of Interest for Nat. Conservation
Smoke Control SCA 51
Urban Open Space

Proposal

The site is a two storey semi-detached dwelling located to the east side of Hayes Garden. This application proposes a first floor side extension over existing garage, with single storey front element. A 0.9m side space will remain. Levels in the vicinity rise to the south.

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 and the London Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Sidespace

London Plan Policy 7.4

The planning history reveals planning permission for a single storey rear extension, reference 13/00254 and a Certificate of Lawfulness for Proposed Development for

a hip to gable extension with rear dormer and associated roof lights in the front roofslope.

It is also relevant to note the planning history relating to the adjoined semi-detached house, planning reference 14/00935, which was for a similar development to that now proposed and was allowed on appeal. The sidespace in that case was 0.925m.

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 are flank windows to No. 22 however given the separation that will remain the impacts on the amenity to these windows is unlikely to be so significant as to raise planning concern. No 22 is set to the south of the application site.

The proposed design of the first floor element offers a subservient ridge height to the main roof. The single storey garage (front) extension does include an increased height due to the land levels; development similar to that proposed has been undertaken to No. 18, the adjoined semi-detached house.

Given its design and relationship to nearby development it may not be considered to result in harm to neighbouring amenities and would result in a symmetry to the pair of semi-detached dwellings.

Although the scheme provides just under a 1m sidespace (0.9m) for two storey development Members may find that, given the subservient hip roof design, the relationship of the proposal to the adjacent dwelling, the resultant symmetry to the attached dwelling and the appeal decision in relation to the attached dwelling, the proposal would accord with Policy H9 in this instance and the scheme may not cause such significant harm to the character of the area and to the amenities of the occupants of nearby residential properties as to warrant a planning refusal.

as amended by documents received on 08.02.2016

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.