

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

Application No : 15/05551/FULL6

Ward:
Bickley

Address : 11 Hartley Close Bickley Bromley BR1
2TP

OS Grid Ref: E: 542937 N: 169104

Applicant : Mrs Amanda Smith

Objections : YES

Description of Development:

Part one/two storey front extension with dormer and single storey side extension

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 10

Proposal

The application seeks permission for a part one/two storey front extension to include a front dormer and single storey side extension.

The part one/two storey front extension would project approximately 4.3m forward and would include a front dormer at first floor level. The front dormer would have a width of 3.7m and a depth of 2m. The extension would wrap around to the side of the property at ground floor level and would have a maximum depth of approximately 10.5m. The single storey side element would have a maximum height of 3.4m and an eaves height of 2.4m

Location

The application site is a detached dwelling located on the southern side of Hartley Close. The site is within the Bickley Area of Special Residential Character. It is not located within a conservation area, nor is it listed.

Consultations

Comments from Local Residents

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

- o Would not be in keeping with the rest of the houses in the road.
- o It would single out No.12 as the only property in a pairing to be overshadowed by the partner house.
- o Significantly block light to north facing windows and side of house.
- o Restrict views down the road.
- o No distance to side boundary would spoil consistency of detached houses on the road.
- o Devalue neighbouring property.

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
H10 Areas of Special Residential Character

Planning History

The property has no previous planning history.

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.

The part one/two storey front extension would project approximately 4.3m forward and would include a front dormer at first floor level. The front dormer would have a width of 3.7m and a depth of 2m. The extension would wrap around to the side of the property at ground floor level and would have a maximum depth of approximately 10.5m. The single storey side element would have a maximum height of 3.4m and an eaves height of 2.4m

The proposed front extension would be set back 2m from the projection of the existing garage, and the proposed dormer would match the depth and height of the existing dormer. As such the proposal would not be visible from the neighbouring property at No.10.

The side extension would be built to the boundary at single storey level and thus there would be a distance of approximately 2.5m from the flank wall of the extension to the dwelling at No.12. The extension is considered to have a

sympathetic design to the neighbouring dwelling with the roof pitching away from the boundary and an eaves height of 2.6m from the boundary. Furthermore the dwelling of the adjoining neighbour at No.12 is raised above that of the application site given that the topography of the land slopes down from west to east, and this would mitigate the impact of the proposed extension.

The current boundary treatment consists of a high fence and sparse vegetation and given the orientation of the properties and the design of the extension the proposal is not considered to have a significant impact on light to the neighbour at No.12 above that existing. Whilst the forward projection of the extension along the boundary may have some impact on outlook this would be limited given that the extension would still be set back 2m from the existing forward projection of the garage. Furthermore the property at No.12 benefits from an existing single storey front extension measuring approximately 1m in depth that would mitigate some of the impact of a 4.3m front extension to the application site. The extension would not be within 45 degrees of the middle of the ground floor rear window of No.12 and therefore this element is not considered to impact significantly on the amenities of this adjoining property with regards to loss of light, outlook and visual amenity.

The front extension would be at a prominent location within the streetscene but would be set back from the existing garage to maintain the staggered appearance of the front elevation of the property. Other examples of front dormers exist in the street, including the application site, and therefore the proposed dormer would not be considered out of character with the host dwelling or the streetscene. Whilst the property matches the design of some dwellings to the west of the application site it is not considered that the proposal would be to the detriment of the character of the road as not every property is the same in design terms. Furthermore the proposed materials would match the existing dwelling and as such the extension would not harm the appearance of host dwelling.

The application site is located in the Bickley Area of Special Residential Character which is characterised by spacious inter-war residential development. Whilst the proposal would be built to the boundary, given its sympathetic design, on balance the proposal would not be considered to cause significant enough harm to the streetscene or the Area of Special Residential Character to warrant a refusal.

Policy H9 requires a space of 1 metre to be retained for the entire height and length of a proposed development of two or more stories in height. The part one/two storey extension would be built to the boundary with No.12 at ground floor level and as such the proposal would not comply with Policy H9 of the Unitary Development Plan. However, given that the first floor element would be set away from the boundary by 2.4m the proposal would be considered an acceptable addition to the host dwelling.

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.