

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

Application No : 16/00605/FULL6

Ward:
Hayes And Coney Hall

Address : 1 Hayes Close Hayes Bromley BR2 7BZ

OS Grid Ref: E: 540356 N: 165628

Applicant : Mr Hamish Garnett

Objections : NO

Description of Development:

Part one/part two-storey side and rear extension

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Sites of Interest for Nat. Conservation
Smoke Control SCA 51

Proposal

The application seeks consent for the construction of a part one/part two-storey side and rear extension.

The proposed side extension would be located above an existing garage at first floor level. It would measure 7.2m in depth but is set back from the front elevation by 7.5m. The proposal would incorporate a part flat/part pitched roof.

The proposed two-storey extension at the rear would measure 3m in depth and a width of 4.2m. It would also include a part flat/part pitched roof.

The proposed single-storey extension would be located to the rear of the property and would have a depth which is ranges between 2.9m and 4.3m. It would incorporate a pitched roof with an eaves height of 2.3m.

Location

The application relates to a detached two-storey single family dwelling. The property is located on the west side of Hayes Close, which is a small unmade road access from Common Road. Running immediately along the northern boundary of the site there is a private access road leading to a detached dwelling, known as the Dormers. The application property benefits from off-street parking and a large rear garden measuring approximately 55m in depth.

To the north of the access road there are the Grade II Listed Priory Hospital and the Bromley, Hayes and Keston Commons Conservation Area. Immediately to the rear of the site is a Site of Nature Conservation Importance.

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 Side Space

SPG 1 General Design Principals
SPG 2 Residential Design Guidance

No relevant 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.

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.

Policy H9 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 proposed side extension would sit above an existing garage, which is flush with the property boundary and would therefore fail to comply with the requirements of Policy H9. However, Policy H9 seeks to prevent terracing and a cramped appearance, ensuring the protection of the spatial standards of an area. The proposal has been set back considerably from the front elevation and is therefore considered to be subservient in appearance. The property itself is detached, and located on a small unmade road. Its visibility within the wider locality is therefore reduced. The side addition would abut a private access road, which leads onto the Dormers set towards to the rear. However, to the north of the site, the area is open and includes the grounds of Hayes Grove Nursing Home. In this case, whilst it is acknowledged that the proposal fails to comply with Policy H9, the size, set back and location of the proposed extension in relation to neighbouring buildings and access road would not result in terracing or harm the spatial qualities of the locality.

The proposal would also see the construction of a first floor rear extension and single-storey rear extension. The proposed first floor extension is considered to be of an acceptable scale in relation to the host dwelling and would include a part flat/part pitched roof. Its location would have limited impact on the character and appearance of the locality.

The proposed single-storey rear extension would have limited impact on the public realm and is generally considered to be an acceptable alteration in relation to its scale and design. The rear garden can easily accommodate the proposal and ample amenity space would remain.

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 immediate neighbouring occupiers.

No 2 Hayes Close is located to the south of the application site. The application property is set back from the front elevation of No 2, meaning the dwelling and rear building line of the application property project beyond the rear of No 2. The application property is also set at a slight angle away from No 2 and includes a tapering side boundary. The primary impact of the proposal would come from the first floor rear extension and single-storey extension. However, the visual harm is mitigated to a degree by the orientation of the dwelling, and tapering nature of the boundary. The separation distance between the boundary and the development increases towards the rear as a result of this arrangement. The proposed additions would add a degree of additional bulk, however when taking into account the existing building arrangement, orientation and size of the rear garden, it is considered that the proposal would not result in significant harm to the visual amenities of No 2, including no loss of light or overshadowing.

Immediately to the north of the site, and adjacent to the proposed two-storey side addition, there is a private access road, which leads to a residential property known as the Dormers. The location of the development in relation to this dwelling would not result in significant harm to the visual amenities of the property or a loss of light or overshadowing.

The design of the proposal and fenestration arrangement would not result in any additional overlooking or a loss of privacy which goes beyond the current situation.

Trees

Policy NE7 Development and Trees states that proposals should take particular account of existing trees on the site or adjoining the land, which in the interests of visual amenity and/or wildlife habitat are considered desirable to be retained. There are a number of trees located along the northern boundary of the site. The applicant has indicated that two trees T2 and T3, which are located beyond the boundary, would need to be removed. Whilst this is regrettable, there are a number of other mature trees within the close proximity which would reduce the visual harm. The Council's Arboriculture officer has reviewed the plans and raised no objections. Therefore on balance the impact on off-site trees is considered acceptable.

Having had regard to the above it was considered that the development in the manner proposed is not acceptable in that it would result in a loss of amenity to local residents.

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.