

SECTION '2' – Applications meriting special consideration

Application No : 16/01065/FULL6

Ward:
Hayes And Coney Hall

Address : 2 Wolfe Close Bromley BR2 7LY

OS Grid Ref: E: 540397 N: 167337

Applicant : Mr P Robins

Objections : NO

Description of Development:

Part one/two storey side/rear extension

Key designations:

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

Proposal

The application seeks planning permission for a part one/two storey side/rear extension. The single storey element of the extension will project to the eastern side of the dwelling for a width of 1.769m and length of 5.145m. It will extend forward of the existing single storey side/rear extension to project in line with the front of the dwelling, maintaining a separation of a minimum of 0.72m to the eastern side boundary shared with no. 3.

The single storey side element of the extension will have a pitched roof sloping down to the side. The first floor side element of the extension will be set back approximately 3.6m from the front building line of the existing dwelling extending rearward for a length of 5.775m wrapping around the rear elevation above the existing single storey extension for a width of 4.303m and depth of 3.374m from the rear of the existing dwelling.

A distance of approximately 3.4m will be maintained from the flank wall of the first floor rear extension to the western side boundary shared with no. 1 and between 0.827m and 0.997m to the eastern side boundary shared with no. 3. The two storey element of the extension will have a hipped roof to the same ridge and eaves height as the main roof to the side and rear.

Location

The application site comprises a two storey semi-detached chalet style dwellinghouse located on the northern side of Wolfe Close, Bromley, a cul-de-sac consisting of five pairs of semi-detached dwellinghouses of a similar size but differing designs.

Consultations

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

Unitary Development Plan:

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance

Planning History

Under ref: 74/01263, planning permission was granted for a single storey rear extension.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the host dwelling and the streetscene in general and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The extension of a residential dwelling is acceptable in principle subject to the size, mass, scale and form proposed and the subsequent impact upon the amenities, outlook and privacy of neighbouring residents, the character of the area and of the host dwelling and any impacts relating to parking provision or other highways matters.

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. In addition to the above policies, 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 first floor element of the extension will sit on top of the existing single storey side/rear extension which lies adjacent to the eastern boundary shared with no. 3. The first floor extension will be set back from the front elevation, helping to provide an element of subservience and space between the properties. It will provide a separation of 0.827m to the eastern side boundary at the front increasing to 0.997m at the rear. The single storey element will extend forward of the two storey part of the extension maintaining a separation of 0.72m side space due to the line of the boundary. Accordingly, the proposed extension would reduce the separation between the dwellings at both ground and first floor. However, the neighbouring property at no. 3 sits further back than the application property and at an angle which helps to provide additional separation between the properties. Furthermore it can be noted that no. 9 Wolfe Close, which is of a similar design to the application property and benefits from a similar relationship to its neighbouring property at no. 8 (which has also been extended to the side), has a similar extension to that proposed at no. 2.

Therefore, whilst the proposed extension will extend at two storeys close to the boundary, it will not result in a cramped appearance between the dwellings and will not cause any undue harm to the spatial standards of the cul-de-sac within which the property lies. In addition, due to the angle of the dwelling at no. 3, additional separation will be provided from the extension to the flank wall of this neighbouring dwelling and as such the extension is not considered to cause any significant impact to the amenities of the occupiers of this neighbouring property. As such, the proposed extension would be compliant with the objectives that policy H9 seeks to achieve.

The first floor rear element of the proposed extension will retain a separation of approximately 3.4m to the western side boundary shared with the adjoining semi at no. 1. The roof of the extension is hipped sloping to the side and rear which will help to reduce the bulk of the extension. Therefore, whilst the extension will have substantial depth of 3.374m to the rear, the separation provided, the roof design and the orientation of the properties is considered to adequate to ensure no significant loss of light or outlook will occur to the rear windows of this adjoining property. Furthermore, no flank windows are proposed and as such there will be no additional opportunities for overlooking and loss of privacy.

The extension will be similar in appearance to that of the existing extension at no. 9, which sits opposite the application site. It will remain subservient to the main dwelling and the design of the roof pitches to both the single storey and two storey elements seek to complement the existing design of the property. It has been designed to match the materials of the existing dwelling and the proposed windows are of a similar style and proportionate to the existing windows within the 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 significant harm to the character and appearance of the host dwelling or streetscene 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 shall at any time be inserted in the eastern or western first floor flank elevations 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.