

SECTION '2' – Applications meriting special consideration

Application No : 16/01849/MATAMD

Ward:
Hayes And Coney Hall

Address : 1 Pickhurst Green Hayes Bromley BR2
7QT

OS Grid Ref: E: 539561 N: 166729

Applicant : Mr And Mrs R Nichols

Objections : YES

Description of Development:

Minor material amendment to planning permission ref: 13/03569/FULL6 for a part one/two storey front and side extension and single storey rear extension in order to omit a window in the side elevation and allow alterations to rear raised paving area.

Key designations:

Smoke Control SCA 51

Proposal

Planning permission is sought for a minor material amendment to planning permission ref: 13/03569/FULL6 for a part one/two storey front and side extension and single storey rear extension in order to omit a window in the side elevation and allow alterations to rear raised paving area.

Location

The application property is a semi-detached house at the junction of Pickhurst Green and Pickhurst Lane, Hayes. Given the host property's position on a bend in road, the plot is tapered, with the garden narrowing from front to back.

Consultations

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

Support:

No issue with height of patio approved in original application. Large plants in pots on boundary will give privacy to both properties.

Objection:

- Concerns regarding whether the Council is taking seriously the impacts of planning permission 13/03569 and impacts on occupants of 194 Pickhurst Lane by the raised patio at the rear of the extension.

- Accusation that the Council made a mistake in approving a raised patio at the property.
- Request that the Council uses the current application to secure lowering of paving to side or to prevent overlooking by screening.

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

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

SPG No1 - General Design Principles
SPG No2 - Residential Design Guidance

Planning History

84/02054/FUL: Single storey side and rear extensions semi-detached house.
Approved 29.08.1984

13/03569/FULL6: Part one/two storey front and side extension and single storey rear extension. Approved 15.01.2014

15/04618/MATAMD: Minor material amendment to planning permission ref: 13/03569/FULL6 for a part one/two storey front and side extension and single storey rear extension in order to omit a window in the side elevation and allow alterations to rear raised paving area. Refused 04.01.2016

Refusal reason:

The proposed additional height of the raised rear patio would facilitate direct overlooking with a resultant adverse effect on the privacy and residential amenity neighbouring property contrary to Policies BE1 and H8 of the Unitary Development Plan.

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 report to the previously approved planning permission to which this application relates is repeated below for clarity with regard to the fact that any approval will relate to the issue of a new permission entirely.

There are three elements of the proposal that require consideration: the single storey rear extension, the two storey side extension and the single storey front extension and garage replacement.

The single storey side extension would have a rear projection of 3.5m, with a pitched roof with eaves at 2.8m. Given the tapered nature of the plot the main impact of the rear extension will be at the adjoining property, No.2 Pickhurst Green. The existence of a similar rear extension at No.2 mitigates the impact of the proposal at No.1 to a large degree. On balance, the proposed rear extension is not considered to result in a harmful impact on neighbouring amenities.

The two storey side extension will infill the space behind the current study, adjacent to the existing kitchen, creating a fourth bedroom and bathroom upstairs and an enlarged kitchen and utility room on the ground floor. While concerns have been raised from a neighbouring property over the impact of the proposed two storey extension on outlook and light to the rear gardens of neighbouring properties, it is noted that No.194 is positioned to the south of the site and as such any impact on outlook and the passage of daylight is considered to be minimal. A condition requiring the obscuring of the windows proposed in the rear and flank elevations of the first floor extension is deemed appropriate in order to mitigate against any perceived overlooking or loss of privacy at neighbouring properties.

The first floor extension would retain a separation of almost 1.1m from the side boundary with No.194 at the rear, increasing to around 3.0m at the front elevation due to the tapered nature of the plot. This first floor extension would be built at the same time as a replacement garage at ground level. The garage would be built up to the boundary with no separation, mirroring the existing setup. Given the positioning of the existing garage, and the significant separation to be retained at first floor level, the lack of separation at ground level is not considered to result in an erosion of the prevailing spatial standards evident in the street or result in an unrelated terracing effect.

There were initial concerns over the forward projection of the proposed front extension of 1.8m. Following discussions with the applicant, revised drawings were received which reduced the depth of the porch to 1.0m. This revision means that the front extension would mirror the depth of the porch at the adjoining property to the north (No.2 Pickhurst Green), and the garage would be built in line with the garage at the adjacent property to the south. The proposed front extension is therefore considered to be a suitable addition, sitting comfortably within the streetscene without resulting in an overly dominant feature.

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.

On balance, and having had regard to the above it was considered that the siting, size and design of the proposed rear extension is acceptable, and the proposed two storey side extension would not result in a detrimental impact on the amenities of surrounding properties. The proposed front extension would not protrude beyond the established front building line seen in the immediate area, and is not considered to represent a discordant and obtrusive feature. As such, the proposal is considered to be acceptable.

Minor Amendment changes assessment

The plans approved for planning permission 13/03569 indicated a patio area to the rear of the rear single storey extension. The level of the top of the raised patio indicated a step down from the proposed rear patio doors of the extension to the top level of the patio of approximately 300mm. The patio area was proposed to wrap around the proposed single storey rear extension to connect at a single level to the side extension elements of the proposal.

During construction a raised rear and part side level was installed to facilitate a flush transfer through the rear patio doors between the inner floor level and the level of the rear patio. Two steps were introduced to the side area between the lower side area and raised rear area creating a projecting tapered raised area adjacent to the neighbouring property boundary at No 194 Pickhurst Lane.

The current revised proposal seeks to reduce the whole of the rear patio area and part side area adjacent to the boundary with No194 to the now installed lower level at the side of the property. This will remove the current higher area and steps on the side adjacent to the boundary of No194 Pickhurst Lane. A step will be introduced to the rear sliding doors to maintain a transition between the internal higher level and now reduced rear level of the patio.

Officers have revisited the site post construction, to observe the impact of the extra height to the rear patio on the residential amenities of neighbouring properties. It was noted that the existing wall boundary on part of the now installed side patio area was approximately 1.55m in height to the lower level of the side patio and the wooden fence was approximately 1.25m to the lower level of the side patio although slightly reducing in height as the fence runs along to the boundary towards the rear of the garden.

With the removal of the raised area and steps adjacent to No194 to the lower level, an increased boundary height will now be maintained. On balance it is now considered that the additional height to the boundary within the site, will significantly reduce the perceived level of overlooking to neighbouring property. However, it is recommended that further screening is introduced to this boundary to maintain a permanent visual screening solution to prevent perceived overlooking

or loss of privacy to neighbours. It is recommended that this is achieved by planning condition.

No objection is raised to the removal of the side flank window.

Summary

Having had regard to the above it was considered that the alteration to the design of the proposed terrace 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 one year beginning with the date on which the permission is granted.**

Reason: Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:**

**PG/13/007 rev f
PG/13/006 rev g**

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

- 3 Notwithstanding the details hereby approved, details shall be submitted within 3 months of the date of this Decision Notice and approved in writing by the local planning authority showing raised screening to the side boundary of the patio with No194 Pickhurst Lane. The development shall be carried out in accordance with the approved details.**

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy BE1 and H8 Unitary Development Plan.

- 4 Permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be**

carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

You are further informed that :

- 1 The applicant is advised to discuss the method of screening to the boundary with No194 Pickhurst Lane prior to submitting details to discharge Condition 3.**