

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

Application No : 16/02851/FULL6

Ward:
Hayes And Coney Hall

Address : 47 Pickhurst Mead Hayes Bromley
BR2 7QP

OS Grid Ref: E: 539643 N: 166885

Applicant : Mr _ Mrs Price

Objections : YES

Description of Development:

Part one/two storey side/rear extension and associated elevational alterations, demolition of existing detached garage.

Key designations:

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

Proposal

The application seeks consent for the construction of a part one/two storey side/rear extension, elevational alterations and the demolition of a garage.

The proposed two-storey side/rear addition would measure 7.1m in depth, including a 2m rearward projection. It would be set back from the front elevation by approximately 4m and would incorporate a pitched roof, which has been set down at ridge level. The proposed extension would then wrap around the rear elevation at ground floor level. This single-storey extension would span the full width of the host dwelling and would measure 2m in depth. It would include a pitched roof which an eaves height of 3.2m and a maximum height of 4m.

Location

The application relates to a two-storey semi-detached residential dwelling, which is located on south side of Pickhurst Mead. It is located on a bend in the road, at the junction where Pickhurst Mead changes into Pickhurst Green. Due to its position on the bend the boundary of the site tapers inwards towards the rear, narrowing into an apex. There is an existing detached single-storey garage located to the side of the property, which would be demolished. The property benefits from a prominent front gable with Neo-Tudor detailing and a mansard roof towards the front. The side elevation is staggered with an existing two-storey side projection, which appears to be an original feature of the property. The surrounding area is characterised by semi-detached residential dwellings, however the architectural detailing is varied.

Consultations

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

- o Block light to neighbouring properties, gardens and patios
- o The single-storey extension would reduce light to neighbouring dining room
- o Sense of enclosure for neighbouring properties and their rooms

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 Principles
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.

The proposed two-storey side/rear extension would be a highly visible element within the streetscene, due to the location of the property and its position at a bend in the road. The proposed extension has however been set back considerably from the front elevation. It would incorporate a pitched roof, which would be lower than the main ridge height and it would build on an existing side projection thereby retaining some of the original form. The overall appearance would be subservient and would not result in significant harm to the character and appearance of the

host dwelling. The wider locality includes a range of housing styles and two-storey side extensions are noted elsewhere within the street. A suitable condition could be imposed to ensure the use of matching materials if Members were minded to grant planning permission.

A single-storey extension is also proposed to the rear of the property. This would measure 2m in depth and is considered to be of a size and scale that is proportionate with the host dwelling. It would not be visible from the public realm and would not result in significant harm to the character and appearance of the host dwelling or area in general.

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 exist 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'.

In this case, the rear section of the proposed side/rear extension would not comply with the above standard due to the tapering nature of the plot. At its narrowest point the proposal would be set back 0.65m from the side boundary, however to the front this would extend up to 4.4m. The subordinate nature of the proposal and its set back from the front elevation, together with its pitched roof, would ensure the extension was not be overly imposing within the streetscene. The position of the host dwelling on the bend within Pickhurst Mead and more generous plot width towards the front of the site would ensure a sense of openness was retained and would therefore prevent a perception of terracing.

Given the above, Members may consider that the proposed development is acceptable in design terms and would not result in harm to the character and appearance of the streetscene.

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 the immediate neighbouring occupiers.

No 45 Pickhurst Mead is located to the southeast of the application site and is set back from the front building line of the host dwelling, due its position within the road. The proposed two-storey side/rear extension would therefore sit adjacent to the common side boundary with this property. No 45 includes one window within the flank elevation of the dwelling and a single-storey garage is located between the main building and the common boundary. The host dwelling is set forward of No 45, however the extension has been set back considerably from the front

elevation. The primary impact of the addition would therefore be on the flank elevation of this neighbouring property as it would not project beyond its rear elevation. The proposed extension is not therefore considered to be visually overbearing or intrusive due to its position in relation to the neighbouring flank elevation and sufficient separation distance. Similarly, no material loss of light or significant overshadowing is anticipated due to the orientation of the property and building arrangement noted above.

No 18 Pickhurst Green is located to the south west of the application site and adjoins the application property. The proposed two-storey rear extension would project 2m beyond the existing rear building line but would be set away from the common side boundary by 6.7m. No 18 has not been extended at the rear, however the depth of the two-storey element is considered to be modest and it's set back from the common side boundary would prevent it being overly dominant or intrusive. The single-storey rear extension would abut the common side boundary with this property for a depth of 2m. This is considered to be a modest depth but it would be marginally high on the rear elevation, sitting just below the first floor windows. However, this would not exceed 4m in height and the depth of this element would be 1m shorter than the permitted development fall-back position. There may be some marginal overshadowing to the neighbouring patio and rear dining room during the morning hours, however this is not considered to be a material degree given the modest depth of the single-storey addition, permitted fall-back position and set back of the two-storey element. The gardens to the rear are relatively spacious and together with the depth of the extension would prevent an unacceptable sense of enclosure.

In relation to privacy there are no windows proposed within the flank elevation of the two-storey extension. There is already an established degree of overlooking towards the front and rear of the site, however the upper floor window within the rear elevation of the two-storey projection would serve a bathroom. These windows would be obscured glazed. The design of the extension and fenestration arrangement would not therefore result in significant harm by way of overlooking or a loss of privacy.

Having had regard to the above Members may consider that the proposal would have an acceptable impact on neighbouring residential amenities.

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.