

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

Application No : 16/04201/FULL6

Ward:
Hayes And Coney Hall

Address : 52 Eastry Avenue Hayes Bromley BR2
7PF

OS Grid Ref: E: 539889 N: 167045

Applicant : Mr M Pickering

Objections : NO

Description of Development:

Part one/two storey side 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 extension to the southern flank elevation of the existing dwelling. The ground floor element of the will extend 2.55m in width at the rear in line with the existing rear building line for a length of 2.5m, before stepping out a further 0.6m for the remaining 6.5m length of the extension. At the front, the ground floor will extend 0.6m further forward than the existing dwelling to wrap around the front elevation to include an open front porch canopy with a pitched roof which will extend across the single storey extension.

At first floor the extension will extend in line with the existing front elevation of the property and will project 3.2m in width (to the same width as the ground floor) for a length of 5.9m, maintaining a set back from the rear building line of 2.5m. The two storey element of the proposed side extension will have a pitched roof with side gable end similar to the existing roof of the dwelling, but with the ridge height set around 0.6m lower. The single storey side element of the extension which sits behind the two storey section will have a flat roof with parapet detail to a maximum height of 3.1m. The extension will provide a separation to the boundary of a maximum of 1.8m at the front and 0.4m to 0.5m at the rear, due to the tapering of the existing side boundary.

The extension will provide an enlarged living area, wc and study at ground floor and additional bedroom at first floor and will replaced an existing single storey detached garage which currently sits to the side of the dwelling. It is shown to be finished with brickwork and tiles to match the existing dwelling.

Location

The application site comprises a two storey end of terrace dwellinghouse located on the western side of Eastry Avenue, Hayes. The property lies at the end of Eastry Avenue close to the junction with Malling Way and Farleigh Avenue. To the southern side of the site lies a small green and footway which runs adjacent to the side boundary and leads to Pickhurst Recreation Ground, which is located at the rear of the site.

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

At the time of writing no comments have been received from the Council's Highways Officer. Any further comments received will be reported verbally at the meeting.

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 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance

Planning History

There is no planning history at the site.

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 part one/two storey side extension will project to the southern side of the property. A side space of 1.8m will be maintained between the side extension and this southern side boundary at the front of the property; however, due to the angle of the existing boundary this will reduce to a minimum of 0.4m between the two storey element and the boundary. However, this southern side boundary which borders a footway leading to Pickhurst Recreation Ground to the rear of the site and a small grassed area which provides a separation of over 20m between the application site and no. 2 Malling Way beyond to the south.

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. Furthermore, the 1.8m side space at the front of the extension will help to ensure that a degree of visual separation between the extension and the boundary is maintained. As such, it is not considered to cause any undue harm to the spatial standards of the area within which the property lies. In addition, due to the existing separation provided between the site and no. 2 Malling Way, 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 extension will project in line with the front building line of the existing dwelling at first floor and forward by 0.6m at ground floor which will also create an open porch canopy in front of the existing entrance door. It is noted that the application dwelling and adjoining properties currently benefit from small flat roofed canopies above the front entrance doors. Therefore, whilst the pitched roof extension and canopy will be more prominent, it is not considered to unduly harmful to the character and appearance of the dwellings within the streetscene, particularly given the location of the property at the end of the row.

At ground floor the extension will project the full length of the dwelling. However, the two storey element will be set away from the rear building line and the ridge height of the gable ended roof will be set lower than the main roof of the dwelling which will help provide an element of subservience when viewed both from the

front and side of the site. In addition, it has been designed to match the materials of the existing dwelling, and the proposed windows are shown to be 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 additional to those shown on the permitted drawing(s) shall at any time be inserted in the flank elevation(s) of the 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.

You are further informed that :

- 1 A public right of way runs across/is in close proximity to the development and the applicant's attention is drawn to the need to safeguard the public using the route, and that it must not be damaged or obstructed either during, or as a result of, the development. Attention is also drawn to the fact that the grant of planning permission does not entitle developers to obstruct public rights of way. Enforcement action may be taken against any person who obstructs or damages a public right of way. Development in so far as it affects a public right of way should not be started and the right of way kept open for public use until any necessary order under the Traffic Regulations for a temporary diversion/closure has come into effect.**