

SECTION '2' – Applications meriting special consideration

Application No : 16/04364/FULL6

Ward:
Hayes And Coney Hall

Address : 26 Dartmouth Road Hayes Bromley BR2
7NE

OS Grid Ref: E: 540235 N: 166819

Applicant : Mr _ Mrs Anderson

Objections : YES

Description of Development:

Part one/two storey side/rear extension and elevational alterations

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 51

Proposal

The site is a two storey semi-detached dwelling located to the west side of Dartmouth Road which is within a residential location. The scheme proposes a part one/two storey side/rear extension and elevational alterations. The ground floor element extends to the southern boundary with the first floor element set in by 1m above. The rearward projection is 3.5m and the ground floor extends to the northern boundary. The first floor element maintains a 3.5m rearward projection and is set off the northern boundary by c 3.3m and the southern boundary by c 1m.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received.

No Highways objections are raised and conditions are suggested in the event of a planning permission.

Planning Considerations

The application falls to be determined in accordance with the NPPF and the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

SPG No.1 - General Design Principles
SPG No.2 - Residential Design Guidance

Policy 7.4 London Plan

The planning history of nearby sites at 20 and 22 is relevant in consideration of this specific proposal - planning permissions reference 15/00963, 15/04012 and 15/04013.

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.

Policies BE1, H8 and the Council's Supplementary Design Guidance seeks 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 of the UDP requires applications for new residential development, including extensions to retain, for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site for the full height and length of the flank wall of the building or where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space.

The design includes for the first floor element to be subservient to the host dwelling by way of setback from the front elevation and lower ridge line.

Policy H9 is relevant and the design includes for the first floor element only to be set back 1m from the boundary. The planning history to number 20 and 22 Dartmouth Road is relevant where extensions with 1m set back at first floor level only have been granted planning permission to the pair of semi-detached dwellings.

Given this and the relationship to adjacent development at No 28 it may be considered that the proposal does not result in unrelated terracing and maintains the spatial standards and level of visual amenity of the streetscene in this particular case.

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. Given the siting, design and relationship to adjacent development the proposal is unlikely to result in significant impact on neighbouring amenity such to raise planning concern. Plans are annotated to show obscure glazing to the proposed first floor flank window. Relevant conditions are suggested in the event of a planning permission.

No objections are raised from a Highways point of view.

Having had regard to the above Members may consider that the development in the manner proposed is acceptable in this particular instance in that it would not result in a loss of amenity to nearby occupiers nor have a detrimental effect 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 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 Parking bays shall measure 2.4m x 5m and there shall be a clear space of 6m in front of each space (or 7.5m if garages are provided) to allow for manoeuvring and these spaces shall be permanently retained as such thereafter.**

Reason: In order to comply with Appendix II of the Unitary Development Plan and to the interest of pedestrian and vehicular safety.

- 5 Before the development hereby permitted is first occupied, the proposed window to the first floor south flank shall be obscure glazed to minimum of level 3 obscurity (using Pilkington range of reference) and shall subsequently be permanently retained as such.**

Reason: In order to comply with Policy of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.