

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

Application No : 17/01327/FULL6

Ward:
Hayes And Coney Hall

Address : 89A Hayes Lane, Hayes, Bromley
BR2 9EF

OS Grid Ref: E: 540490 N: 167613

Applicant : Mr Kumara Karunasinghe

Objections : YES

Description of Development:

Two storey front, side and rear extension

Key designations:

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

Proposal

The proposal seeks permission for a two storey front, side and rear extension to the house. The proposed front extension will provide a porch and first floor void, projecting 1.5m to the front of the house. The side extension will have a width of 4.0m and will be constructed adjoining the side boundary of the site. The proposed rear extension will have a maximum rear projection of 5.0m.

The resulting dwelling will have a pitched roof and front gable feature. No increase in overall roof height is proposed.

Location

The site lies on the eastern side of Hayes Lane, adjacent to the entrance to the Nuffield Health Centre and Bromley Football Club. The site comprises a detached two storey dwelling. The wider area is characterised by similar residential development set within spacious plots. The site has no specific designations, however the Green Belt boundary is sited at the rear boundary of the site.

Comments from Local Residents

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

- The second floor window on the side facing 91 Hayes Lane would result in overlooking of neighbouring properties. This window should be obscurely glazed.
- The proposed rear extension will impact on light and outlook from the library window at No. 89.
- Noise and disturbance during construction works.
- Construction traffic may cause a traffic and highway safety issue on Hayes Lane.
- Design of houses in the area is varied and it is therefore pleasing to see a design that is not a mock-Tudor.
- The proposal may result in disturbance, dust and traffic for neighbours and a Construction Management Plan should be included.

Consultations

None.

Planning Considerations

The application falls to be determined in accordance with the following:

National Planning Policy Framework (NPPF) (2012)

The NPPF confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Chapter 7 - Requiring Good Design

The London Plan (2015)

Policy 7.4 Local Character

Policy 7.6 Architecture

Unitary Development Plan (2006)

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

G6 Land Adjoining Green Belt or Metropolitan Open Land

Emerging Local Plan

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that the submission of the draft Local Plan will be to the Secretary of State in mid 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 6 - Residential Extensions
Draft Policy 8 - Side Space
Draft Policy 37 - General Design of Development
Draft Policy 53 – Land Adjoining Green Belt or Metropolitan Open Land
Draft Policy 77 - Landscape Quality and Character

Other Guidance

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

Planning History

Planning permission was granted under ref. ref. 87/01832 for a single storey rear extension.

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.

Impact on the Character of the Area

The proposal will add a considerable amount of built development to the existing house and would significantly alter the character of the house. The extension will utilise the existing space to the side of the house and retain the existing height of the building. The resulting dwelling will have a symmetrical design with a two storey front projection and front gabled roof.

The area is characterised by a variety of house types and architectural styles, therefore it is not considered that the alteration of the dwelling in the manner proposed would detract from the character of the area or result in the loss of an important architectural feature.

Concerning the street scene, the proposal would not project significantly in advance of the established building line and would not result in a development that would be excessively intrusive within the road. The relationship with No. 89 would also be improved by the change in design, as this would introduce a hipped roof that would reduce the bulk of the house in close proximity to the adjacent chalet dwelling.

The proposed extension will include a two storey side extension that would be constructed adjoining the flank boundary of the site.

In this case H9 of the London Borough of Bromley's Unitary Development Plan (2006) (UDP) is relevant. This policy provides (*in part*):

“When considering applications for new residential development, including extensions, the Council will normally require the following:

(i) for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building;”

This policy seeks to ensure *“that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas.”*

It is noted that the presence of the term ‘*normally*’ in the body of UDP policy H9 enables a degree of discretion in the application of the policy having regard to several factors including the characteristics of the site and its surroundings, the precise nature of the proposal and the objectives of the policy as set out in the explanatory text.

Accordingly, it is considered that the proposed development would sit acceptably in its visual context without harming the character and appearance of the host property or its surroundings. Accordingly, no material conflict arises with those provisions of UDP policies BE1, H8 and H9 requiring development, including extensions, not to detract from the street scene or adversely impact on local character.

In regards to the impact of the development on the openness and rural character of the adjacent Green Belt land, the extension will be sited 30m from the Green Belt boundary and it is considered that the retention of this buffer would prevent any impact on the Green Belt’s openness.

Impact on neighbouring residential amenities

Due to the presence of the access road to the south of the site, the main impact of the proposal would be in respect to the amenities of No. 89 to the north of the site. No. 89 is sited to that it projects significantly beyond the rear wall of No. 89A. The proposed extensions would bring the rear wall of No. 89A further to the rear of the site, however it would not project to a point level with the rear wall of No. 89. The step back of the rear elevation will also separate the larger part of the extension from No. 89 by 5.5m.

No. 89 has two small ground floor windows facing the site on the side elevation, one which serves a library and one that serves a living room. The living room faces eastwards onto the rear garden and benefits from multiple sources of light and outlook. The library window currently has an outlook onto the existing two storey flank wall of No. 89A. Whilst the extension would have some impact on this particular window, the resulting relationship and additional impact is not considered to be unsuitable as to warrant refusal

The relationship with No. 89 is therefore considered to be acceptable and would not result in a significant loss of light or loss of outlook to the existing ground floor flank windows. It is therefore considered that the proposal would respect the amenities of neighbouring residential properties and would comply with Policies BE1 and H8 of the Unitary Development Plan.

Summary

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not impact detrimentally on the character of the area and would not be detrimental to the amenities of adjoining neighbours. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the file ref. 17/01327 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

- 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. Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.**

Reason: In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

4. **No windows or doors shall at any time be inserted in the first floor flank elevation(s) 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.

5. **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.