

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 17/02580/FULL6

Ward:
Hayes And Coney Hall

Address : 35 Hayes Wood Avenue Hayes Bromley
BR2 7BG

OS Grid Ref: E: 540626 N: 166111

Applicant : Mr David Cordell

Objections : NO

Description of Development:

Roof alterations to incorporate side/rear dormer and rooflights
RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

Retrospective permission is sought for roof alterations to incorporate a hip to gable extension, and side / rear dormers.

The property features a front gable with a hipped roof element to the side. It is proposed to alter the hipped element to provide a side gable that would increase the steepness of the existing front roofslope by increasing the ridge height of this element by approx. 0.8m and bringing it 2.2m further towards the front of the property. A front/side dormer is included with a width of 3.2m and depth of 2.8m that would match the ridge height of the hip to gable extension. The roof alterations would also result in the ridge height extending further to the rear with a steeply pitched roof.

Location

The application site hosts a two storey semi-detached property located on the western side of Hayes Wood Avenue. The site is not located within a Conservation Area, nor is it Listed.

Consultations

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

Planning Considerations

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

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.

London Plan (2016)

7.4 Local Character

7.6 Architecture

Unitary Development Plan

BE1 Design of New Development

H8 Residential Extensions

Draft 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 37 General Design of Development

Planning History

The application site has no previous 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.

It is noted that there are examples of similar developments within the street such as at No.15 and No.67. No permission has been granted for these developments by The Council. A retrospective application for No.67 was refused permission at Plans Sub-Committee on the 6th July. No recent applications have been received by The Council for the other properties which have already constructed similar developments.

It should be further noted that two applications for similar developments at 47 Hayes Wood Avenue are also under consideration at this Committee (ref: 16/05756/FULL6 and 17/00675/FULL6).

Furthermore, the application site at No.47 was the subject of an application for a Lawful Development Certificate (ref:16/05757/PLUD) for a similar proposal, which was refused on the grounds that the proposal does not constitute permitted development under Class B (c) of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as it would result in part of the dwellinghouse extending beyond the plane of the roofslope that forms the principle elevation of the building and fronts a highway.

Accordingly the Council must consider this application on its own merits and in light of the current policies.

Design

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policy BE1 states that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. Policy H8 states that the design and layout of proposals for the alteration or enlargement of residential properties will be required to (i) the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area and (ii) space or gaps between buildings should be respected or maintained where these contribute to the character of the area.

The application seeks permission for alterations to the roof of the property consisting of a hip to gable extension, and side/rear dormer. There is a general uniformity in the design of the semi-detached properties within the immediate streetscene, including front gables and a hipped roof element to the side.

This application would increase the steepness of the existing front roofslope by increasing the ridge height of this element by approx. 0.8m and bringing it 2.2m further towards the front of the property, which would result in further additional bulk to the front of the property.

The roof alterations would also result in the ridge height extending further to the rear with a steeply pitched roof which would contribute to the bulk of the proposal, though this element would not be highly visible from the street.

The property forms one half of a pair of semi-detached houses; both of which currently benefit from front gables and a hipped roof element to the side. Para 4.4 of policy H8 states that "the enlargement of a roof structure from a hipped design to a gable end is unlikely to be acceptable except in relation to end of terrace dwellings". The proposed hip to gable extension and side dormer would significantly alter the character of the host dwelling and would unbalance the pair of semi-detached buildings.

Given the scale, bulk and design of the roof alterations it is therefore considered that the proposal would harm the appearance of the host dwelling. It would result in an obtrusive form of development, out of character with the area and streetscene in general.

Residential Amenity

Policy BE1 (v) states that the development should respect the amenity of occupiers of neighbouring building and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing. This is supported within Policy 7.6 of the London Plan.

The proposed roof alterations would add significant bulk to the property, however are not considered to result in any significant harm in terms of the loss of light or outlook to neighbouring properties. The flank wall of the gable would be blank, whilst the front/side dormer would only feature one window serving an en-suite. If permission were forthcoming it would be recommended for a condition to be added to ensure the flank window proposed would be obscure glazed, and that no further windows can be added to the flank window in order to protect the privacy of the neighbouring properties.

Any additional overlooking resulting from the rear window would not be considered significantly above that which already exists from the existing first floor rear windows, and would also be lessened given this window would be inset from the rear projection of the roof. Therefore any impact in terms of loss of privacy would not be significant.

Summary

Having had regard to the above it was considered that the development in the manner proposed is not acceptable in that it would not respect the character of the host dwelling, and would result in an unbalancing of the pair of semi-detached dwellings, harmful to the visual amenities of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref: 17/02580/FULL6 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

- 1 The proposed roof alterations are unsympathetic to the scale and form of the host dwelling and detrimental to the visual appearance of this pair of semi-detached houses, resulting in an incongruous and unsatisfactory addition to the streetscene, contrary to Policies BE1 and H8 of the Unitary Development Plan.**