

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

Application No : 16/05756/FULL6

Ward:
Hayes And Coney Hall

Address : 47 Hayes Wood Avenue Hayes Bromley
BR2 7BG

OS Grid Ref: E: 540634 N: 166155

Applicant : Kate Crossley

Objections : YES

Description of Development:

Roof alterations to incorporate hip to gable extension, side and rear dormers and first floor rear extension

Key designations:

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

Proposal

Update to Report

Members will recall that the application was previously reported to Plan Sub-Committee No.1 at the meeting held on the 13th April 2017. The application was deferred without prejudice pending the outcome of the enforcement investigation or to report back to Members within six months of the date of this meeting on the pending investigations whichever was sooner.

The application proposes roof alterations to incorporate hip to gable extension, side and rear dormers and first floor rear extension. The proposed roof alterations would result in a similar development to those which already exist at a number of properties within the street, including No.15, No.35 and No.67. These developments have been constructed without planning permission.

No alterations have been made to this application following deferral on the 13th April, however Members will note that a retrospective application for No.67 (ref: 17/01724/FULL6) was refused permission at Plans Sub-Committee 3 on the 6th July 2017 on the following grounds;

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.

Enforcement action was also authorised in respect of the development at No.67 Hayes Wood Avenue.

An application for retrospective permission at No.35 is to also be considered at this committee.

The report as previous is set about below and suitably amended.

Description

Permission is sought for roof alterations to incorporate hip to gable extension, side and rear dormers and a first floor rear extension.

The property features a front gable with a hipped roof element to the side. It is proposed to alter to hipped element to provide a side gable. The proposed gable would provide a continuation of the ridge height of the existing hipped element for a width of 3.2m. The roof alterations also includes a dormer in the front/side roofslope with a width of 2.9m and depth of 4.3m, and a rear dormer with a width of 5.41m and a depth of 4.5m.

The proposed first floor rear extension would have a depth of 1.851m and a width of 2.604m to square off the property at first floor level. It is noted that permission has been granted previously for this element under application ref: 16/05758/FULL6.

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

H9 Side Space

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 8 Side Space

Draft Policy 37 General Design of Development

Planning History

The site has previously been the subject of the following applications;

- 90/00308/FUL - First floor rear extension - Permitted 11.04.1990
- 16/05758/FULL6 - First floor rear extension - Permitted 13.02.2017
- 16/05757/PLUD - Loft conversion to incorporate hip to gable extension, rear and side dormers and front rooflight - Refused 13.02.2017

The site is also currently the subject of a further application which is currently pending consideration;

- 17/00675/FULL6 - Roof alterations to incorporate front/side dormer. (To be considered on the same Committee).

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, No.35 and No.67. No permission has been granted for these developments by The Council. A retrospective application at No.35 is currently under consideration, whilst a retrospective application at 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.

Furthermore, the application site 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 and rear dormers. 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.

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. These additions would be considered to result in a bulky and obtrusive form of development which is considered out of character with the area.

The proposed rear dormer is large and would contribute to the bulk of the proposal, though it would be screened by the proposed hip to gable extension. However, given the size of the rear dormer, and the concerns raised regarding the hip to gable extension and side dormer, it is considered that the scale and bulk of the roof alterations would harm the appearance of the host dwelling and the character of the area.

The proposal also includes a first floor rear extension, though it should be noted that this has previously been granted permission under ref: 16/05758/FULL6 and no alterations are proposed to this element within this application. As such, the design and appearance of the rear extension is considered acceptable.

Side Space

Policy H9 normally requires proposals of two or more storeys in height to provide 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. The proposed first floor rear extension would be adjacent to the boundary, however it would be sited to the rear of the property and not visible from the street. Given the above, and that it would not project beyond the rear of the neighbouring, the extension would not result in a cramped appearance or unrelated terracing and would therefore not be contrary to Policy H9.

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 first floor rear extension would not be visible from either of the adjoining neighbours given that it does not project beyond the existing rear walls of the host dwelling or the neighbouring property at No.45. Furthermore, the proposed rear dormer is not considered to result in any significant harm to the amenities of the neighbouring properties in terms of loss of light or outlook. Any additional overlooking resulting from the rear window of the first floor extension or the rear dormer would not be considered significantly above that which already exists from the existing first floor rear windows, and therefore any impact in terms of loss of privacy would not be significant.

The proposed hip to gable and front/side dormer elements would increase the bulk of the property, however not to the extent that would result in 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.

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: 16/05756/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.**