

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 17/03199/FULL6

**Ward:**  
**Hayes And Coney Hall**

**Address :** 6 Hawthorndene Close Hayes Bromley  
BR2 7DT

**OS Grid Ref:** E: 539987 N: 165874

**Applicant :** Mr Robbins

**Objections :** YES

### **Description of Development:**

Raise existing roof structure and conversion of roof space to form additional bedroom with rear flat roof dormer.

### **Key designations:**

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

### **Proposal**

The application site is a link-detached two storey dwellinghouse located to the north, north-west side of Hawthorndene Close which is a cul-de-sac. A footpath runs along the rear of the site to which there is access from the rear gardens in the vicinity. Site levels drop away significantly to the rear of the site.

This application proposes raising the ridge of the roof by c 0.20 m, the construction of a new flat roofed dormer addition to the rear roof slope and the insertion of three rooflights to the front.

### **Consultations**

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

- o Support for the scheme
- o Extensions enable families to utilise space and not have to move out
- o Not out of character
- o Scheme remains cramped with overbearing appearance
- o Over- development
- o Out of character with adjacent properties.
- o Nearby development does not compare
- o Open view from the rear of the property plus footpath to rear
- o Potential overshadowing
- o Restrictive covenant would have been created to protect the distinctiveness of the Close and unify the properties in common appearance.
- o Development would be over-massing and over-dominant

Other background matters are provided in response to local comments.

### **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions  
London Plan Policy 3.5  
London Plan Policy 7.4  
London Plan Policy 7.6

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances. Relevant policies to this application include:

Draft Policy 37 General Design of Development  
Draft Policy 6 Residential Extensions

The planning history includes application reference 13/00728 for rear boundary wall, fence, trellis, balustrade and handrails (PART RETROSPECTIVE) which was granted permission.

Of most relevance to this application is application reference 17/01893 for roof alterations incorporating increase in ridge height, rear dormer with Juliet balcony and front rooflights to create habitable accommodation. This was refused for the following reason:

The proposed development would result in a cramped, overbearing appearance and overdevelopment of the site out of character with adjacent properties harmful to the appearance of the street scene and character of the surrounding area and harmful to neighbouring amenity thereby contrary to Policy BE1 and H8 of the Unitary Development Plan and Policies 3.5, 7.4 and 7.6 of The London Plan as they relate to the quality of development and the protection of the street scene.

### **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 and whether the previous grounds of refusal have been addressed.

Policy H8 requires for the scale, form and materials of construction to respect or complement those of the host dwelling and be compatible with development in the surrounding area, that space or gaps between buildings should be respected and that dormer windows should be of a size and design appropriate to the roofscape and sited away from prominent roof pitches unless dormers are a feature of the area. Dormer extensions into prominent roof slopes and extensions above the existing ridgeline will not normally be permitted.

Policy BE1 expects extensions to complement the scale, form layout and materials of adjacent buildings and areas and not to detract from the existing street scene.

This application seeks to address previous grounds of refusal. The scheme has been reduced by 20cm ridge height and the design now excludes the Juliet balcony element.

Submissions to support the application include reference to a planning permission at 16 Hawthorndene Road and draw attention to property details within the close which highlight the varying appearance within the Close.

The previous report noted the distinct character within the Close and how the varying land level results in variance of overall ridge height within the vicinity. It noted "...Even allowing for the difference in overall ridge heights in the Close given the existing ridge height of No 6, its relationship to adjacent development and the distinct character of the Close the increase in height will result in a dominant and incongruous form of development..".

Noting the revised plans planning concern remains in respect of the overall impact on the distinct character of the Close and although the proposed ridge height is now reduced from that previously proposed it remains that the raising of the height of the ridge would impact on the proportions of the rear elevation and combined with the overall size of the proposed dormer the proposed alterations would cause significant harm and over-dominant bulk to the host building. Additionally the rear of the application site is open to view from the nearby public footpath and it is considered that the development at the rear would cause harm to the character and appearance of the surrounding area.

In respect of impact on neighbouring amenity neighbour objections are noted. The rear gardens are limited in size and planning concern remains that when the proposed development is considered within the context and constraints and existing development at the site it will cumulatively result in an unacceptable and overbearing impact on neighbouring amenity, particularly given the limited depth of the rear gardens in the vicinity.

Attention has been drawn to the planning permission at 16 Hawthorndene Road however the context of that site is not comparable to the application site and the proposal submitted for consideration within the current application has been considered on its own merits.

The applicant refers to development allowable under permitted development rights. For the reasons discussed above it is not considered that the scheme has overcome previous grounds of refusal within planning policy considerations and to enable development within a raised ridge height

Members may consider that the development in the manner proposed is not acceptable in that it would result in an over bearing cramped form of development and have a detrimental impact on the street scene and the character and appearance of the wider area and result in a loss of amenity to local residents.

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

## **RECOMMENDATION: APPLICATION BE REFUSED**

**The reasons for refusal are:**

**1. The proposal would result in an over bearing cramped form of development and have a detrimental impact on the street scene and the character and appearance of the wider area and result in a loss of amenity to local residents thereby contrary to Policy BE1 and H8 of the Unitary Development Plan and Policies 3.5, 7.4 and 7.6 of The London Plan as they relate to the quality of development and the protection of the street scene..**

