

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

Application No : 17/04532/FULL6

Ward:
Hayes And Coney Hall

Address : 90 Gates Green Road West Wickham
BR4 9DG

OS Grid Ref: E: 540045 N: 164892

Applicant : Mrs Donna Burrows Hackley

Objections : NO

Description of Development:

Part one/two storey rear/side extension and erection of garage/front porch

Key designations:

Smoke Control SCA 51

Proposal

Permission is sought for the addition of a part one/two storey rear/side extension and erection of garage/front porch.

The two storey element of the proposed extension would project 4.1m beyond the rear of the existing dwelling, for a width of 4.4m. It would wrap around the side of the existing dwelling where it would project an addition 3.4m towards the front. The single storey element would project 3.5m along the flank boundary with No.88, for a width of 3m where it would join the two storey element.

The single storey front extension would project 1.35m forwards from the existing garage, and wrap around the front of the dwelling for a total width of approx. 5.25m to include a front porch. The extension would project 0.9m forwards of the existing front elevation, and would include the rebuilding of the flank wall of the existing garage to sit on the boundary with No.92.

Location

The application site hosts a two storey semi-detached property located on the southern side of Gates Green Road.

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;

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:

Policy 7.4 Local character
Policy 7.6 Architecture

Unitary Development Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Supplementary Planning Guidance

SPG1 - General Design Principles
SPG2 - Residential Design Guidance

Draft Local Plan

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.

Draft Policy 6 Residential Extensions
Draft Policy 8 Side Space
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.

Design

Permission is sought for the addition of a part one/two storey rear/side extension and erection of garage/front porch.

The two storey element of the proposed extension would project 4.1m beyond the rear of the existing dwelling, for a width of 4.4m. It would wrap around the side of the existing dwelling where it would project an addition 3.4m towards the front (though it would be set back 5.3m from the front of the existing dwelling). The single storey element would project off the flank of the two storey towards the boundary with No.88, where it would have a depth of 3.5m from the rear of the existing dwelling.

The part one/ two storey rear/side extension would be set back significantly from the front of the dwelling and would feature a ridge height lower than the main dwelling to maintain a subservient appearance. Furthermore, the extension would sit behind the existing garage (which would be rebuilt), and would not extend the full width of the dwelling to the rear which would mitigate the appearance of additional bulk to the host dwelling.

The single storey front extension would project 1.35m forwards from the existing garage, and wrap around the front of the dwelling for a total width of approx. 5.25m to include a front porch. The extension would project 0.9m forwards of the existing front elevation, and the flank wall of the garage would be rebuilt to sit on the boundary with No.92.

There are other examples of extensions projecting forwards of the established building line and the dwellings are set back significantly from the highway to mitigate its impact. The additional forward projection is not considered to significantly impact detrimentally upon the appearance of the host dwelling or the character of the area.

The materials proposed would consist of face brickwork at ground floor level and render at first floor level which would be in keeping with the existing dwelling.

Side Space

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;"

The proposed two storey element of the proposal would be set back 5.3m from the front of the existing dwelling, and would retain a 1m side space from its flank wall to the shared boundary with No.92. It would partially adjoin the garage, of which the flank wall is to be rebuilt on the boundary with No.92 and would therefore not provide a 1m side space.

The two storey element is set back significantly from the front of the property and the flank wall of the existing garage would only be increased in width by approx. 0.2m from existing.

It is therefore considered that the proposal would not be contrary to the intentions of Policy H9 in that it would not result in unrelated terracing occurring or harm the spatial standards of the area.

Residential Amenity

The neighbouring property at No.88 benefits from an existing extension with a depth of 3.5m which would mitigate the impact of the proposed 3.5m extension. The proposed two storey element would project 4.1m beyond this neighbour, though would be set 3m away from the boundary. This distance is considered sufficient to prevent a significant impact in terms of loss of light or outlook to this neighbour.

In terms of the impact on No.92, the two storey element would have a depth of 7.5m, projecting 4.1m beyond the rear of the existing dwelling. No.92 is set back slightly within its plot compared to the host dwelling and the extension would be set 1m from the flank boundary. It is therefore considered any impact in terms of loss of light or outlook would not be significant enough to warrant a refusal on these grounds. Furthermore, the increase in width to the flank wall of the existing garage is not considered to result in any significant impact above that which already exists.

The flank walls facing No.88 would be blank and there would be no significant loss of privacy to this neighbour. The flank wall facing No.92 would include two windows at ground floor serving a cloak room and utility room, and two at first floor serving a bathroom and en-suite. Provided a condition is included to ensure the first floor flank windows are obscure glazed, then it is not considered the proposal would have an unacceptable impact upon the privacy of this neighbour. A further condition is recommended to restrict the addition of further windows in the first floor flank elevations.

Summary

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref: 17/04532/FULL6 set out in the Planning History section above, excluding exempt information.

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** Before the development hereby permitted is first occupied the proposed window(s) in the first floor flank elevation shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.

REASON: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan.

- 5** 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 Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.