

Application No : 17/03991/FULL6

Ward:
Hayes And Coney Hall

Address : 8 Montcalm Close Hayes Bromley BR2
7LZ

OS Grid Ref: E: 540412 N: 167219

Applicant : Mr Sharp

Objections : NO

Description of Development:

First floor side extension

Key designations:

Smoke Control SCA 51

Proposal

Planning permission is sought for a proposed first floor side extension. The proposal will have a depth of 4.5m, a width along the front elevation of 2.3m extending to 4m to the rear. The proposal will have a staggered hipped roof appearance with a height of 6.3m increasing to 7.6m to match the ridge height of the host dwelling.

The application site comprises of a two storey semi-detached property located on the south-east side of Montcalm Close, Hayes. The property does not lie in a conservation area and is not listed.

Consultations

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

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

Planning Considerations

National Planning Policy Framework:

Chapter 7- Requiring Good Design

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

SPG1 General Design Guidance
SPG2 Residential Design Guidance

According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to: The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given). As set out in paragraph 216 of the National Planning Policy Framework, emerging plans gain weight as they move through the plan making process.

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.

The following emerging draft policies are relevant to this application.

Draft Policy 6 Residential Extensions
Draft Policy 8 Side Space
Draft Policy 37 General Design of Development

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

Both national and local planning policies recognise the importance of local distinctiveness in ensuring an effective planning system which achieves favourable design. Paragraph 60 of the NPPF states that it is proper to seek to promote or reinforce local distinctiveness, whilst paragraph 61 refers to the fact that although visual appearance and architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Similarly, policies BE1 and H8 of the UDP set out a number of criteria for the design of new development. With regard to local character and

appearance development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas.

Whilst London Plan Policies 7.4 and 7.6 seek to enhance local context and character, as well as encouraging high quality design in assessing the overall acceptability of a proposal.

Furthermore, Policy H9 of the UDP and Draft Policy 8 of Bromley's emerging Local Plan requires planning proposals for two or more storeys in height, including first floor extensions to retain a minimum 1 metre space from the side boundary for the full height and depth of the proposal.

The proposal would incorporate a side space of 0.85m. The application site forms part of a close of semi-detached houses, many of which have been extended and altered along the side elevation at ground and first floor level. Due to the size, layout and constraints of the plots along the road it appears some of the properties, have not incorporated a metre side space, in particular, properties at No.4 and 5. As well as the examples referred to above, the host dwelling is set back from the street scene by approximately 10m and is well screened by the neighbouring properties 9 and 10, thus the property is not easily identifiable from the street scene.

Policy H9 of the UDP outlines (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 strongly implies, a need for discretion in the application of the 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.

Taking the above into account, the development is not anticipated to appear cramped within its plot size, lead to any unrelated terracing from occurring, or have a detrimental impact to the spatial standards and visual amenities of the surrounding area when considering the layout and siting of the property, and the relationship with neighbouring properties. Furthermore, the design of the extension would complement the character and appearance of the host dwelling and

adjoining properties. As such, the proposal is considered to comply with the policy objectives of Policy H9 of the UDP.

Impact on Residential Amenity

Policy BE1 of the UDP, Draft Policy 37 and 7.6 of the London Plan seek to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

The proposal is not expected to lead to any undue loss of amenity by way of outlook or prospect to the neighbouring property at No.9. Given the layout and siting of both properties within the close, the proposal would be sited a fair distance from windows serving habitable rooms within the rear elevation. Therefore, the proposal would not significantly impact the visual amenity of No.9.

Summary

Taking into account the above, Members may therefore consider that the development in the manner proposed is on balance acceptable. Whilst a 1 metre side space is not provided for the full height and depth of the proposal, the layout and siting of the host dwelling and the subsequent extensions would not appear cramped or lead to a terracing affect. Accordingly, it is considered that the proposal would not be in conflict with the policy objectives of H9 or Draft Policy 8.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 17/03991/FULL6 and any other applications on the site 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.