

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

Application No : 19/01992/FULL6

Ward:
West Wickham

Address : 13 Hayes Chase West Wickham BR4
0HU

Objections: No

OS Grid Ref: E: 539262 N: 167601

Applicant : Mr George Bryan

Description of Development:

Part one /two storey side and rear extension with roof alterations incorporating half hip to gable, rear dormer with roof-lights. (RETROSPECTIVE)

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 2

Proposal

Planning permission is sought for a part one /two storey side and rear extension with roof alterations incorporating half hip to gable, rear dormer with roof-lights. It is noted that works are well underway and this is a retrospective application.

This application seeks amendments to the approved scheme. The first floor set back is now 4 metres instead of the previously approved 6 metres.

It is noted that this proposal is also for a reduction in the shape of the roof from the recently refused scheme. This application indicates an obscure glazed window to bedroom 4 adjacent to No 15 Hayes Chase. This window is already in situ.

Location and Key Constraints

The application site comprises a two storey detached dwelling with a detached garage positioned to the rear/side of the host dwelling adjacent to the boundary with No 11. The site lies on the south-eastern side of Hayes Chase and benefits from off-street parking and a large rear garden.

The properties along Hayes Chase share a regularity and consistency of appearance with a reasonably spacious character enhanced by the spacious front gardens of well set back properties. There are some examples within area where the similar side/rear extensions have been implemented (Nos 3, 8, 11, 15 20, 24, 38).

Comments from Local Residents and Groups

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

Policy Context

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework was published on 24th July 2018. According to paragraph 48 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- b) 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
- C) The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF

The development plan for Bromley comprises the Bromley Local Plan (January 2019), the London Plan (March 2016). The NPPF does not change the legal status of the development plan. The National Planning Policy Framework was published on 24th July 2018 and updated on 19th February 2019.

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

London Plan Policies

7.4 Local character

7.6 Architecture

Bromley Local Plan

6 Residential Extensions

8 Side Space

37 General Design of Development

Supplementary Planning Guidance

SPG1 - General Design Principles

SPG2 - Residential Design Guidance

Planning History

Planning permission was granted for Part one/two storey side and rear extension with roof alterations under 18/03178 at Plans Sub Committee held on the 31st January 2019.

Planning permission was refused Part one /two storey side and rear extension with roof alterations incorporating half hip to gable, rear dormer with a Juliette balcony and roof-lights. 19/00761/FULL6 at Plans Sub Committee held 25th April 2019.

This was refused for the following reasons:

01: The proposal, by virtue of its bulk and design would result in a discordant alteration, harmful to the character and appearance of the host building which would not respect or complement the character and appearance of the street scene generally, contrary to 6 and 37 of the Bromley Local Plan.

02: The proposed development by reason of the flank first floor habitable room window and its proximity to the neighbouring property No.15 would result in a form of development which would not provide satisfactory amenities for that adjoining property, due to the loss of privacy that could arise. The proposal is therefore contrary Policies 6 and 37 of the Bromley Local Plan (BLP).

Considerations

The main issues to be considered in respect of this application are:

- Design
- Neighbouring amenity

Design

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

Hayes Chase is characterised by detached dwellings sited in reasonably wide plots. Many houses have been extended to the side to replace the former detached garages and some have been the subject of first floor extensions. In general, the impression of spaciousness in the immediate locality has been protected by the retention of gaps at first floor level which afford views between the dwellings.

The first floor side extension would lie above a ground floor element adjacent to the boundary below set back from the main front elevation by 4m as such the space at first floor level would remain and due to the design of the extension to include a subservient pitched roof this element would be almost invisible from the street view. Therefore it is not considered that this would have a detrimental impact on the visual amenity of the street scene. Policy 8 refers to the desirability of retaining space about buildings to safeguard the amenity of neighbouring residents, to prevent a cramped appearance and to avoid unrelated terracing. The proposed side element of the extension would be consistent with the other extensions to which the planning permissions have been granted. What is more, both neighbouring properties are benefiting from the similar side/rear extensions (No15, reference number 00/00057/FULL1 and No11, reference number 06/03408/FULL6).

The roof shape whilst larger than the approved scheme, has been reduced from the refused scheme and is now much improved in terms of design and impact and is acceptable in this location.

Having regard to the form, scale, siting and proposed materials it is considered that the proposed extensions would not appear out of character with surrounding development or the area generally.

Neighbouring amenity

Policy 37 of the Bromley Local Plan seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

Having regard to the scale, siting, orientation and existing boundary treatment of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

Subject to the imposition condition regarding the use and retention of obscure glazing to the first floor flank windows it is not considered that an unacceptable loss of privacy to neighbouring dwellings would arise.

Conclusion

Having had regard to the above it is 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 files 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: To comply with 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 37 of the Bromley Local 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 37 of the Bromley Local Plan and in the interest of the visual and residential amenities of the area.