

Committee Date	11.07.2024	
Address	52 Pickhurst Mead Hayes Bromley BR2 7QR	
Application Number	24/01044/FULL6	Officer - Andrea Templeton
Ward	Hayes & Coney Hall	
Proposal	Demolition of existing garage and construction of a part one/two storey front, side and rear extension with dormers to front and Juliet balcony to rear.	
Applicant	Agent	
Mr & Mrs Philip Walsh	Mr Jon Bale	
52 Pickhurst Mead Hayes Bromley BR2 7QR	Crofton Design Services Limited 2-3 Rice Parade Fairway Petts Wood BR5 1EQ	
Reason for referral to committee	Call-In	Councillor call in
	Call-In	Yes - Cllr Alexa Michael Reason: Concerns regarding impact on neighbouring property including loss of light, loss of privacy and also regarding flooding down into Pickhurst Mead.

RECOMMENDATION	PERMISSION
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<p>KEY DESIGNATIONS</p> <p>Area of Deficiency in Access to Nature Article 4 Direction Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 51 Urban Open Space Views of Local Importance</p>
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Land Use Details		
	Use class or Use description	Floor space (GIA SQM)
Existing	C3 Single Dwelling	
Proposed	C3 Single Dwelling	54 sqm additional floor space

Representation summary	<ul style="list-style-type: none"> Letters to neighbours were sent out 18 March 2024
Total number of responses	1
Number in support	0
Number of objections	1

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character and appearance of the area.
- The development would be of an acceptable design and would not harm the visual amenities of the street scene or the area in general.
- The development would not adversely affect the amenities of neighbouring residential properties.

2 LOCATION

2.1 The application property is located on the northern side of Pickhurst Mead, Hayes and is host to a semi-detached dwelling.

To the rear of the site lies Pickhurst Green and Cupola Wood.

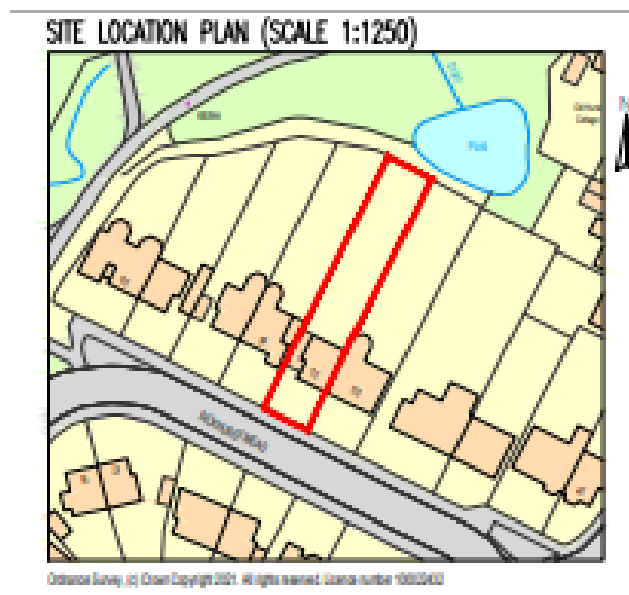


Figure 1: Site Location Plan

3 PROPOSAL

3.1 Planning permission is sought for the demolition of the existing garage and construction of a part one/two storey front, side and rear extension with dormers to front and Juliet balcony to rear.

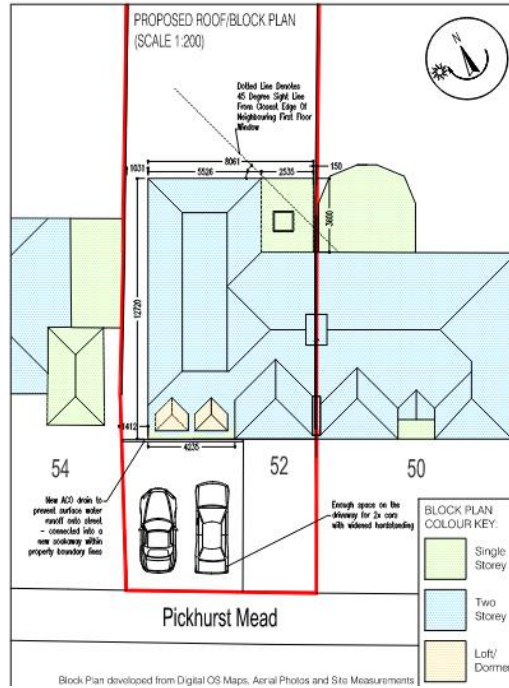


Figure 2: Proposed Block Plan

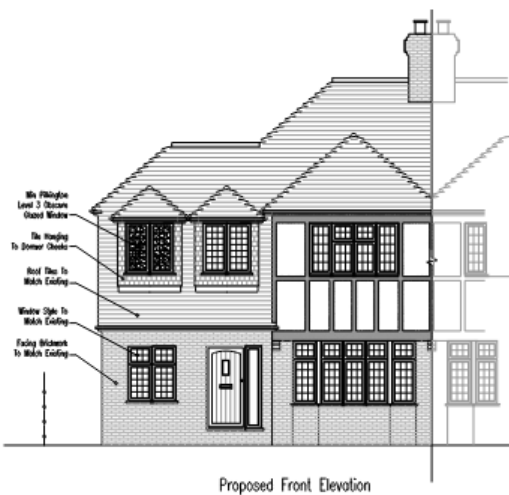


Figure 3: Proposed Front Elevation

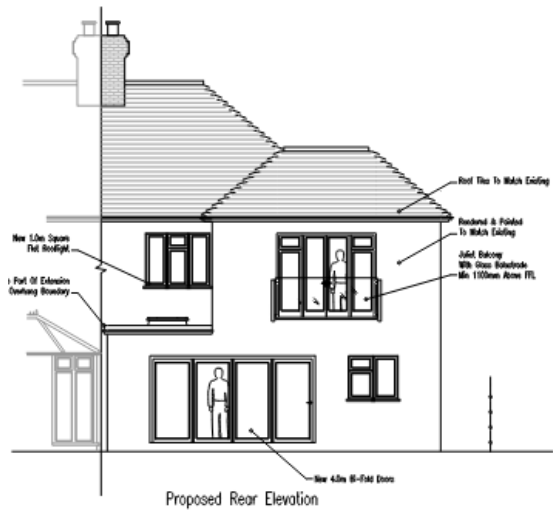


Figure 4: Proposed Rear Elevation

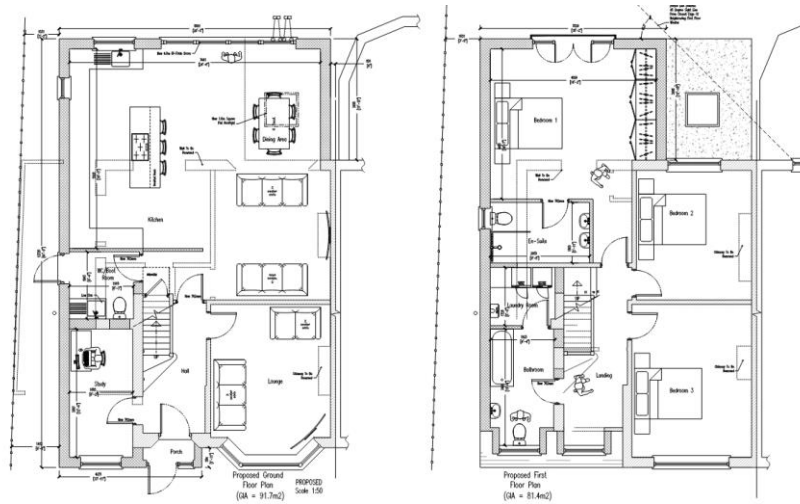


Figure 5 & 6: Proposed Ground and First Floor plans

Site photos



Figure 7: Front elevation host dwelling



Figure 8: Nos. 54 (left hand side) and host dwelling (right hand side of image)



Figure 9: Rear elevation host dwelling



Figure 10: Rear elevation No.54 Pickhurst Mead



Figure 11: Rear elevation towards No.50 Pickhurst Mead

4 RELEVANT PLANNING HISTORY

4.1 The relevant planning history relating to the application site is summarised as follows:

- 1970 - Car port

5 CONSULTATION SUMMARY

A) Statutory

Highways – The Council’s Highways Officer has commented as follows: “The development will lead to the loss of one parking space due to converting the garage into habitable accommodation. However, the applicant plans to expand the hardstanding area to accommodate two cars. Considering this is a minor development, I have no objections to the proposal overall.”

Parks – Did not review the application.

B) Local Groups

No comments received.

C) Nearby Occupiers

- Unacceptable impact on neighbouring residential amenity including loss of light and privacy
- Existing surface water problems likely to be compounded.
- Impact of construction process
- Adverse impact on the overall character and appearance of Pickhurst Mead
- Proposal conflicts with the Bromley Local Plan

Please note that the above is a summary and full text is available on the Council's website.

6 POLICIES AND GUIDANCE

6.1 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.

6.2 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.

6.3 The development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.

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

6.5 National Planning Policy Framework 2023

6.6 The London Plan

- D1 London's form, character and capacity for growth
- D3 Optimising site potential through the design led approach
- D4 Delivering good design

6.7 Bromley Local Plan 2019

- 6 Residential Extensions
- 8 Side Space
- 37 General Design of Development
- 30 Parking
- 32 Road Safety
- 55 Urban Open Space
- 56 Local Green Space

6.8 Bromley Supplementary Guidance

Urban Design Supplementary Planning Document (July 2023)

7 ASSESSMENT

7.1.0. Design – Acceptable

7.1.1. 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.

- 7.1.2. London Plan and BLP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.
- 7.1.3. Policies 6 and 37 of the Bromley Local Plan and the Council's Supplementary Planning Guidance seek to ensure that new development, including residential extensions are of a high-quality design that respect the scale and form of the host dwelling and are compatible with surrounding development.
- 7.1.4. Policy 8 requires a minimum of 1m space from the side boundary of the site be retained for the full height and length of the flank wall of the building to prevent extensions which would be harmful to the spatial standards of its residential areas and an unrelated terracing effect. This is expected for the full height and length of the flank wall including any existing ground floor aspect. In order to prevent a cramped appearance which can lead to unrelated terracing and to safeguard the amenities of the neighbouring property. The policy also states that where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space.
- 7.1.5. There is currently a single storey lean-to garage/storage area located between the flank wall and the site boundary. It is noted the application site has a tapering flank boundary which narrows towards the rear. The proposed extension would be set in 1.4m from the shared boundary with No.54 at the front elevation narrowing to 1m at the rear elevation, thereby complying with the requirements of Policy 8 of the Bromley Local Plan.
- 7.1.6 Examples of similar development can be found at No.8 (ref: 94/00352/FUL allowed at Appeal), No.9 (ref: 97/00200/FUL), No.17 (ref: 88/03243/FUL), No.18 (ref: 08/02747/FULL6) No.21 (ref: 72/2771), No.30 (ref: 83/2195), No.38 (ref: 05/00262/FULL6), No.44 (ref: 90/3052 and again 95/1501), No.48 (ref: 74/0141), and at adjoining neighbour No.50 Pickhurst Mead (ref: 00/3500/FUL).
- 7.1.7 Whilst the front dormers are not a feature of the area, it is noted that the properties within the road do vary in terms of their design. It is not considered that this element would be harmful enough to warrant refusal alone.
- 7.1.8 To the north of the site, the area is mainly open recreation ground and is designated Urban Open Space and a Site of Importance for Nature. The proposed extension is not considered to have any further impact on this open area.
- 7.1.9. Taking into account the scale, siting and modern design approach which has been used, it is considered that the proposal would be acceptable and would not appear out of character with surrounding development or the area generally.

7.2.0 Highways – Acceptable

- 7.2.1 The proposal would result in the loss of one parking space in the demolition of the garage space, but it is noted that the front garden of the property is laid to hardstanding, providing adequate on-site parking provision. There are no technical objections to the proposal from a Highways perspective.

7.3.0 Neighbourhood Amenity – Acceptable

- 7.3.1. Policy 37 of the BLP 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.
- 7.3.2. Given the location of the proposed development, the main considerations would be as to the impact on the amenities of the occupiers at the adjoining property No.50 lying to the east of the application site and No.54, to the west.
- 7.3.3. The adjoining neighbour No.50 benefits from a two-storey side and single storey front and rear extensions 00/03500/FULL1 which appears to have been built out.
- 7.3.4. A single storey rear extension (ref: 01/01479/FULL1), has been built out but is likely to be replaced following an approved application (ref: 23/00242/FULL6) which is yet to be implemented. This permitted scheme includes a single storey rear extension with a depth of 4.4m and would have a flat roof with a height of 3.2m.
- 7.5.5. The proposed single storey element at the host dwelling would have a depth of 3.6m from the original rear elevation and would therefore not project beyond the rear elevation of the existing conservatory at No.50 (ref: 00/03500/FULL1) nor the recently permitted (yet to be 'built out') scheme.
- 7.3.6. It is noted that there are flank windows serving No.54 which would be impacted by the development. The first-floor windows serve a landing and bathroom and are not considered to be habitable rooms. In this context, whilst there would be an increased sense of enclosure and some loss of light as a result of the proposals, it would not be so harmful as to warrant refusal on this ground. The ground floor windows referred to serve as a secondary window to a kitchen and window to a cloakroom. Again, it is not considered that the impact to these windows would be so harmful as to warrant the refusal of planning permission, given their use and that the kitchen is served by another window.
- 7.3.7. It is also noted that the neighbour at No.54 has a covered outdoor area to the side/rear of the dwelling and that the extension would bring the flank wall of the host dwelling closer to this, however this area is already enclosed as a result of the roof structure, and whilst the two storey extension would project beyond the rear of No.54, the projection would be relatively modest given the slight stagger in the alignment of the properties (see Figure 2).
- 7.3.8. It is noted that one window is proposed within the first-floor flank elevation, and this would serve a bathroom. Subject to the inclusion of a condition regarding the use and retention of obscure glazing to the proposed first floor side window, it is not considered that an unacceptable loss of privacy to neighbouring dwellings would arise.
- 7.3.9. Whilst it is noted that comments have been received regarding party wall matters, this would be a private legal matter and cannot be taken into consideration.

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

7.4 Drainage and Flooding

7.4.1 Whilst the application site is not in a Flood Zone, concerns have been raised regarding localised flooding incidents that have occurred historically, most likely as a result of surface water runoff from the road downwards the house. The Council's drainage advisor has been consulted, and whilst the flooding referred to in representations is not expected to be a regular occurrence, it has been recommended that the surface water runoff from the extension should not be discharged into the public sewer, and that provision should be made within the site for a soakaway. Further details of this can be secured by planning condition.

8. CONCLUSION

- 8.1 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.
- 8.2 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. Time limit of 3 years**
- 2. Materials as per the submitted plans**
- 3. In accordance with approved plans**
- 4. A window within the first-floor flank elevation to be obscure glazed and non-opening**
- 5. No additional flank windows**
- 6. Surface water drainage**
- 7. Side space**

And delegated authority be given to the Assistant Director: Planning & Building Control to make variations to the conditions and to add any other planning condition(s) as considered necessary.