

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

Application No : 11/01329/FULL6

**Ward:
Hayes And Coney Hall**

Address : 72 Hayes Lane Hayes Bromley BR2 9EE

OS Grid Ref: E: 540436 N: 167604

Applicant : Mr And Mrs Dugard

Objections : YES

Description of Development:

Part one/two storey side/rear extension

Key designations:

- Biggin Hill Safeguarding Birds
- Biggin Hill Safeguarding Area
- Flood Zone 2
- Flood Zone 3
- London City Airport Safeguarding
- Ravensbourne FZ2 and FZ3

Proposal

The development proposes the demolition of the existing detached garage and the construction of a part one / two storey side and rear extension. The extension is located towards the southern boundary of the site adjacent to number 74.

The extension is set back from the front elevation of the property by around 3.3 metres. At ground floor the extension would accommodate a small storage area to the front and a new family dining room towards the rear. At first floor a new en-suite bedroom is proposed. The extension retains a 1 metre side space distance towards the southern boundary.

Revised plans were submitted during the course of the application which amended the design to the first floor.

Location

The application site is a two storey detached residential property which has an existing detached single storey garage and a large area of hard standing to the front for parked cars.

The property is located towards the northern end of Hayes Lane. The area is predominantly residential in character and predominantly consists of two storey detached dwellings with long rear gardens. Immediately adjacent to the southern

boundary is a single storey residential bungalow with accommodation in the roof space.

Comments from Local Residents

The comments received are summarised below:

The amended plans still result in loss of outlook and light. The proposal is an overdevelopment and results in loss of privacy.

The full text of this correspondence is available to view on file.

Comments from Consultees

From a highway planning perspective, no technical objections are raised to the loss of the garage as there is adequate car parking facilities provided within the forecourt.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

BE1 (General Design),
H8 (Residential Extensions)
H9 (Side Space)

Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the area and street scene in general

Policies BE1, H8 and H9 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area. The area around the site is predominantly residential and the buildings in the area are predominantly detached dwellings with large rear gardens.

It is considered that the proposed extension would not on balance impact significantly on the amenities of neighbouring residents due to the distance from the boundary, the orientation of the site, existing boundary screening and vegetation and the location of existing buildings at adjacent properties.

Whilst it is acknowledged that some loss of outlook and light would occur to the ground floor kitchen window located in the flank wall of the adjacent property, the kitchen is open plan and there is another large window which faces towards the rear garden. The side kitchen window currently faces an existing tall boundary fence and part of the flank wall of the detached garage building at the application site. The proposal would result in the removal of this detached single storey garage

which does not currently provide any space to the boundary. The existing garage is constructed up to the boundary of the site and is not considered to contribute to the character or appearance of the area or street scene in general. The amended plans also indicate that part of the development is stepped away from number 74 at first floor level. The proposal provides a 1 metre distance towards the boundary with No. 74 and this is considered compliant to the side space requirements of Policy H9.

Members may therefore agree that this proposal is acceptable and would not result in a unduly detrimental impact on the residential amenities of neighbouring properties nor impact detrimentally on the character of the area or the street scene generally.

Background papers referred to during production of this report comprise all correspondence on file ref(s). DC/11/01329 excluding exempt information.

Recommendation:

As amended by documents received on 26/5/11

RECOMMENDATION: PERMISSION

Subject to the following conditions:

1ACA01	Commencement of development within 3 yrs
ACA01R	A01 Reason 3 years
2ACC04	Matching materials
ACC04R	Reason C04
3ACI13	No windows (2 inserts) flank extension
ACI13R	I13 reason (1 insert) BE1 and H8

Reasons for granting permission:

In granting permission the local planning authority had regard to the following policies:-

The relevant policies of the London Borough of Bromley Unitary Development Plan (2006) are BE1, H8 and H9.

The development is considered to be satisfactory in relation to the following:-

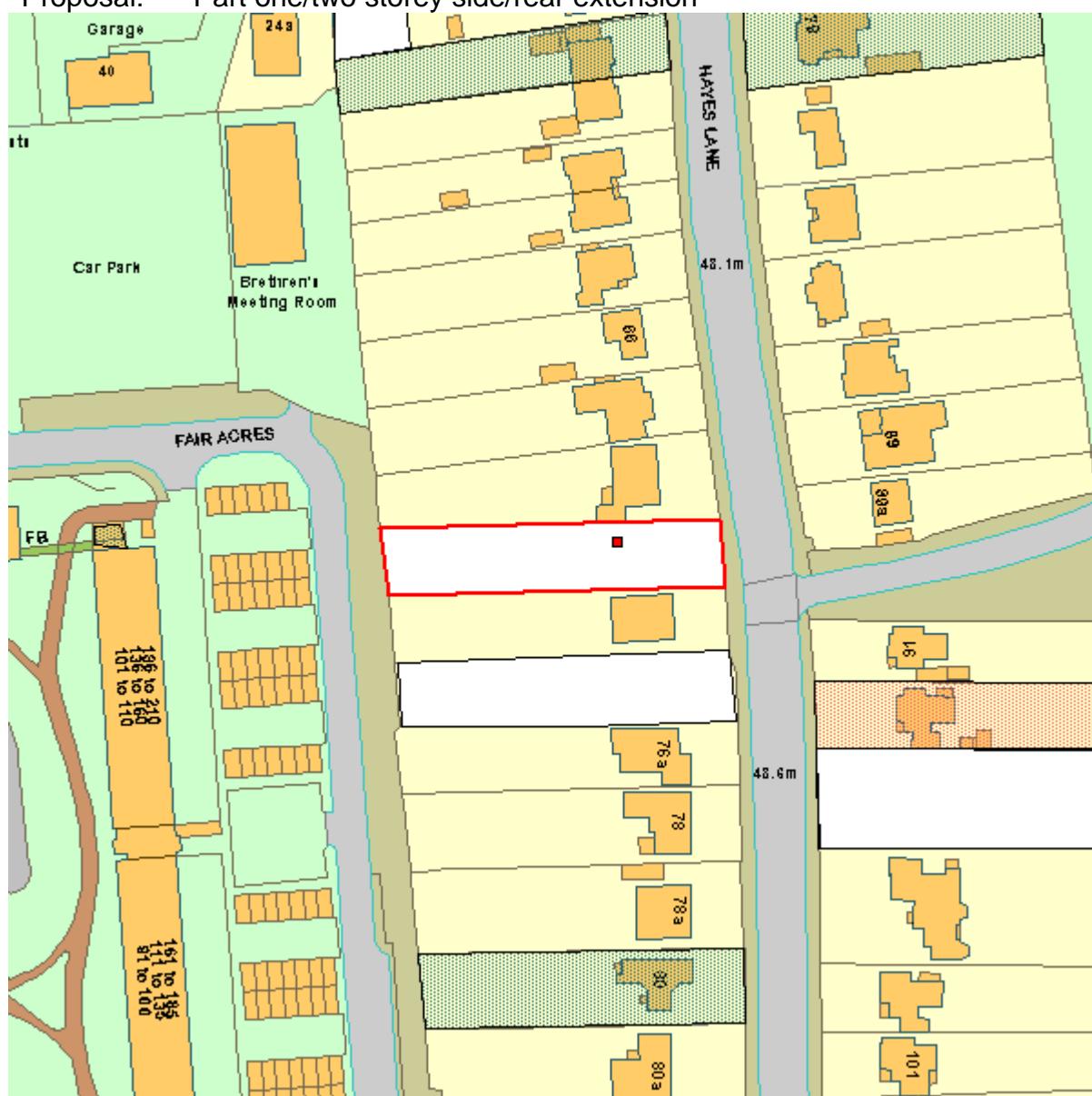
- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent property;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

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Address: 72 Hayes Lane Hayes Bromley BR2 9EE

Address: 12 Mayes Lane Hayes Bromley BR6 0LE
Proposal: Part one/two storey side/rear extension



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