

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

Application No : 11/00642/FULL6

Ward:
Plaistow And Sundridge

Address : 6 Hawes Road Bromley BR1 3JR

OS Grid Ref: E: 540703 N: 169857

Applicant : Mr Jeremy Ellis

Objections : YES

Description of Development:

Two storey side and single storey rear extensions

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

This proposal is for an angled two storey side and single storey rear extensions set off the boundary by approximately 1m apart from a section of the two storey element. This two storey section has a passage running underneath at ground level.

Location

The property is located on the south eastern side of Hawes Road in close proximity to the junction with Palace Road. The property is a semi-detached two storey family dwelling house with detached garage, due to the sharp turn in the road, lies at the end of a row of housing to the north-east, whilst it also directly adjoins the garden to 55 Palace Road to the south; the house of No. 55 itself is set notably further forward to the west than No. 6 due to the street layout. The property lies in a diverse residential area, with a variety to the architecture of individual houses and the layout of streets.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- the proposal would result in a loss of aspect for the occupant of No. 55 Palace Road.
- the proposal appears to be an overdevelopment and is not sympathetic to the scale of other local properties.
- if permitted the proposal would have a detrimental impact on the future property sale value of No. 55.
- the full development value of both sites could be enhanced by the purchase of No. 55 Palace Road.

Comments from Consultees

During the previous application planning ref. 10/01616, Thames Water were consulted who stated that as there were public sewers crossing the site all building works that would be in the line of or come within 3m of such sewers would require approval from Thames Water.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
 H9 Side Space
 H8 Residential Extensions

Planning History

In 1968 under planning ref. 86/02738, permission was granted for the formation of off street parking for two cars.

In 1987 under planning ref. 87/00496, and established use certificate was granted for the conversion of 6 Hawes Road into a ground floor and first floor flat.

In 1989 under planning ref. 89/02688, permission was granted for the construction of a detached garage.

In 2010 under planning ref. 10/01616, permission was refused by Decision Notice dated 2nd August 2010 for a two storey side and single storey rear extension on the following grounds:

The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the area, conducive to a retrograde lowering of the spatial standards to which the area is at present developed contrary to Policy H9 of the Unitary Development Plan.

The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect

to be able to continue to enjoy by reason of visual impact and loss of prospect in view of the storey side extension's location on the boundary.

This refusal was appealed against and dismissed by Appeal Decision dated 11th November 2010.

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.

In the Appeal Decision for the previous application under planning ref. 10/01616 in which the full flank elevation of the two storey element was built right up to the boundary with No. 55 Palace Road, the Planning Inspector noted that "At a first floor level the side extension would over-sail a retained access to the rear garden. The siting of the first floor extension would be directly on the side boundary. This would mean that the Council's requirement for a 1m side space from a side boundary to the flank elevation of a two storey addition is not satisfied...The appellant has drawn to my attention to the fact that the side extension would adjoin the open garden areas of the houses and the public house to the south, thus retaining a sense of openness to the area. I agree with the appellant it is of prime importance of have regard to the actual purpose of Policy H9, where the supporting text to the Policy states that the Council are seeking to ensure space is retained around residential buildings and to avoid a cramped appearance. In this instance, it is apparent that the retained space to the south of the appeal property would ensure a spacious appearance is kept and no terracing appearance would be created". The Inspector did find however, that the proposal would result in an unacceptable loss of outlook for the occupants of No. 55 and dismissed the appeal on that basis only.

This current proposal has been redesigned so that only the first floor element of the proposal would be located on the boundary with the Red Lion public house. This would be located approximately 6m from the front elevation and would be partially screened from view by the rest of the proposed two storey side extension when viewed from the front. The proposal therefore, is not anticipated to be significantly detrimental to the overall appearance of the property or character of the area.

The Inspector found that the "detailed designed and scale of the proposed side extension to the house, and that to the rear, would respect the appearance of the host property. They would be appropriate additions to the house and not harm the character of the area". The proposed single storey rear extension is considered to be modest in scale and is not anticipated to result in a significant impact on the residential amenities of the adjoining properties.

The Inspector found that the "length of this new elevation (first floor element) along the boundary would be a substantial increase in building mass close to the rear garden of No. 55. This would be unduly imposing upon the outlook from No. 55 and dominant to that property's garden". The current proposal has now been stepped back 1m from the boundary with No. 55 and as such it is considered the proposal

would not longer result in a loss of prospect for No. 55. In the Appeal Decision the Inspector did not raise any concerns that the previous scheme would have caused in relation to the Red Lion public house. The current scheme is anticipated to have a minimal impact for this property despite part of the first floor being located on the boundary given the distance of approximately 14m from the proposal to the rear elevation of the Red Lion.

Given the orientation of the site where No. 55 and the Red Lion public house are both located to the south of the site the proposal is not anticipated to result in a significant loss of light for the adjoining properties. No windows are proposed to be located in the flank elevation and as such the impact in terms of loss of privacy or sense of overlooking for neighbouring properties is anticipated to be minimal.

In summation, the current proposal is considered to have overcome the previous grounds of refusal and the Inspectors concerns and would no longer be overly dominant nor would it be detrimental to the amenities that the occupiers of adjoining properties by reason of visual impact and loss of prospect nor would it be detrimental to the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00642, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan.

- 4 AC113 No windows (2 inserts) first floor flank extension
 AC113R I13 reason (1 insert) BE1

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

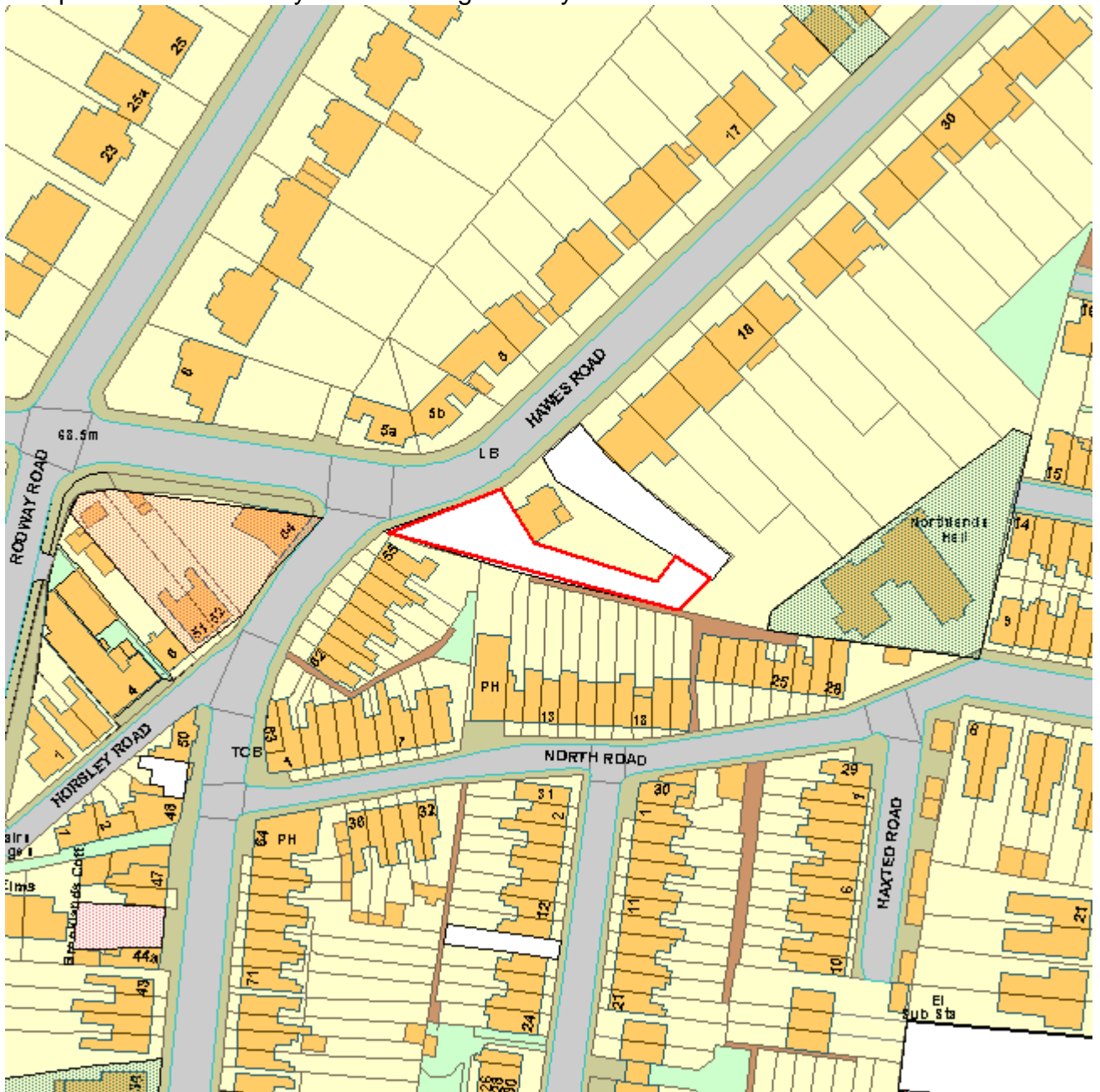
- BE1 Design of New Development
- H9 Side Space
- H8 Residential Extensions

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 properties;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

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