

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

**Application No :** 11/01609/FULL6

**Ward:**  
Hayes And Coney Hall

**Address :** 167 Hayes Lane Hayes Bromley BR2  
9EJ

**OS Grid Ref:** E: 540508 N: 167018

**Applicant :** Ms Claire Maidana

**Objections :** NO

**Description of Development:**

Part one/two storey side and rear extension. Alterations to front and rear dormer extensions

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Local Distributor Roads

**Proposal**

This scheme proposes the demolition of a series of single storey outbuildings to be replaced by a part one/two storey side and rear extension with extension to the front and rear dormers.

**Comments from Local Residents**

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

**Comments from Consultees**

The Councils' Highways Engineers were consulted on the proposal but given available on-site parking raised no concerns.

**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

- H8 Residential Extensions
- H9 Side Space
- G6 Land Adjoining Green Belt

## 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.

This is a prominent site which sits at a raised level from the road and with Green Belt to the side and rear. The house which sits to the north is a larger plot and has a higher ridge line than that of the application site although the land raises to the south and therefore the garden of No. 167 sits at a slightly higher level than that of No. 165. This smaller plot and development allows for a gentle buffer to the adjacent Green Belt.

No planning objection is raised to the principle of the extended dormers nor to the single storey rear element. However the two storey side element appears to sit tightly on the site boundary (which is somewhat difficult to distinguish) and therefore does not comply with Policy H9 regarding side space. Requirements of Policy G6 (which requires for such garden land to be retained as a buffer between built development and the open land) and Policy BE1 (which requires for space about buildings to provide opportunities to create attractive settings with hard or soft landscaping) are also to be considered. However, as there is no built development to the south of this boundary and not likely to be coupled with the fact that there is no raising of the ridge height the potential impact of the proposed development may not be considered sufficient to warrant a planning refusal.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01609, excluding exempt information.

## RECOMMENDATION: PERMISSION

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years             |
| 2 | ACC04<br>ACC04R | Matching materials<br>Reason C04   |
| 3 | ACI13<br>ACI13R | No windows (2 inserts) north extension<br>I13 reason (1 insert) BE1 and H8 |
| 4 | AJ02B           | Justification UNIQUE reason OTHER apps                                     |

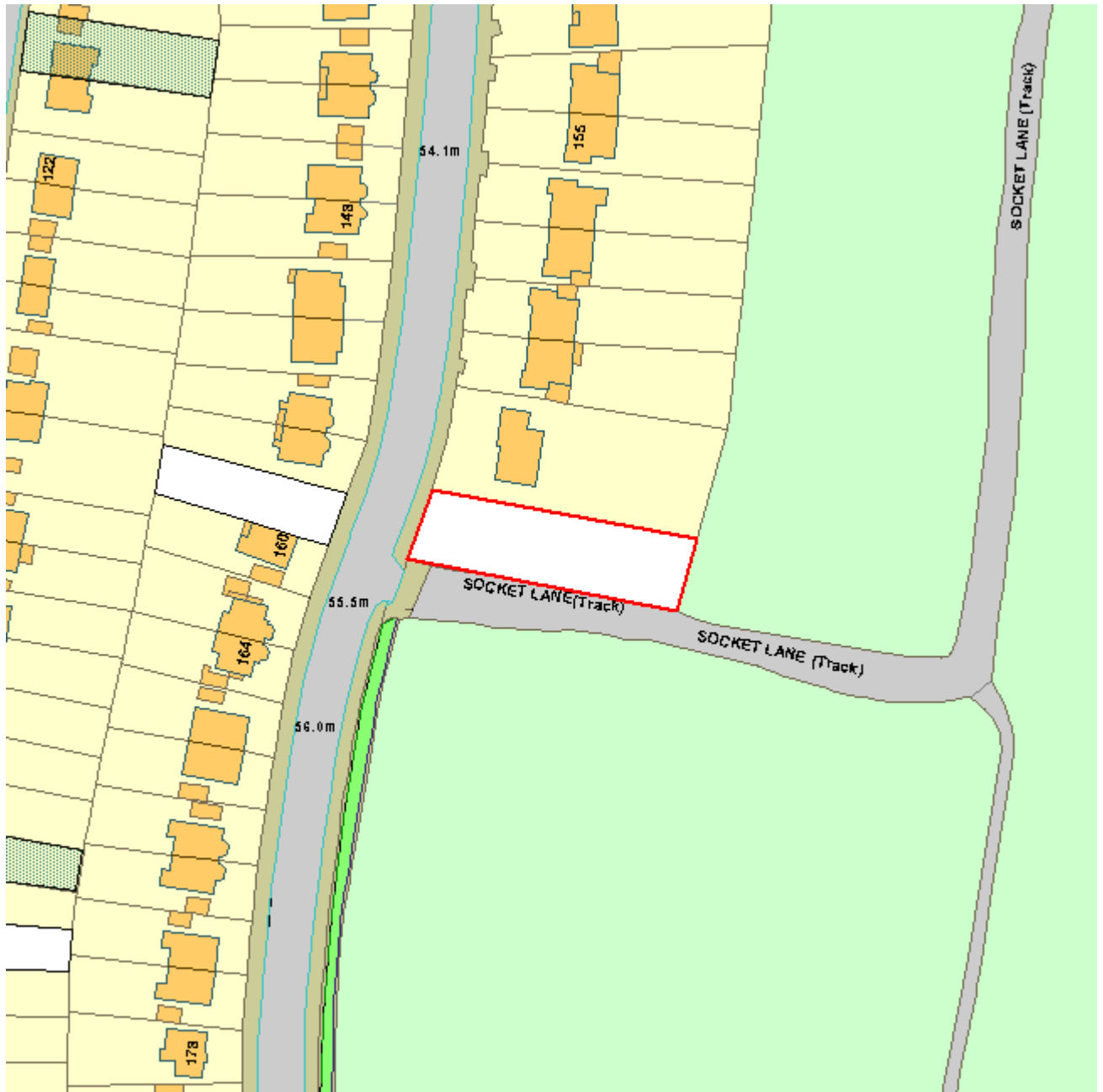
### Policies (UDP)

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- G6 Land adjoining Green Belt

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