

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

Application No : 11/02233/FULL6

Ward:
Chislehurst

Address : Donegal House Camden Way
Chislehurst BR7 5HT

OS Grid Ref: E: 543108 N: 170216

Applicant : Mr Kevin Joiner

Objections : YES

Description of Development:

Two storey side extension and elevational alterations together with ground and first floor additions to detached garage

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Tree Preservation Order

Proposal

The house will be extended two storeys at its northern side with the extension projecting 3.0m sideward. Various fenestration and elevational alterations are proposed within the elevations of the existing dwelling. The existing garage will be extended with a two storey addition added along its eastern side and substantial alterations made to the existing first floor (games room).

Location

The application site is located within a cul-de-sac of 3 substantial detached houses constructed in the 1980s and located off Camden Way. The site is situated within the Chislehurst Conservation Area.

Comments from Local Residents

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

- potential overlooking from windows at the rear of the detached garage

- windows in the originally approved garage had to be permanently fixed and incorporate opaque glass

Comments from Consultees

APCA – excessive size of detached garage which is in effect a new building and likely to have a detrimental impact on the setting of the main house and spatial qualities of the area.

Planning Considerations

Policies BE1, BE11 and H8 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area; to safeguard the amenities of neighbouring properties; and to ensure that new development preserves or enhances conservation areas.

No objection has been raised by the Tree Officer given the separation between the proposed development and surrounding trees.

Planning History

Under application ref. 06/04053, a proposal for a two storey link extension between the detached garage and main dwelling was refused permission on the following ground:

The proposal by reason of the amount of site coverage by buildings constitutes a cramped overdevelopment of the site, which together with the bulk and siting of the proposed extensions would be detrimental to the appearance of the building and would harm the spatial standards, character and appearance of this part of the Chislehurst Conservation Area, contrary to Policies H8, BE1 and BE11 of the Unitary Development Plan.

A subsequent planning application for an identical scheme, ref. 08/00875, was refused permission on the above ground. With regard to local spatial standards, it was considered – on both applications – that the extension was too close to the boundary (1.5 metres). With the development confined to the north western corner of the dwelling, and given the bulk that would have resulted from the proposal, this was considered unacceptable.

Under ref. 08/03368, planning permission was granted for two storey side extensions to north and south flank elevations and the creation of second floor accommodation, as well as for a two storey extension to the detached garage with games room, store and balcony at first floor level.

More recently, under ref. 10/01564, a modified scheme to the approved 2008 application involving extensions to the host dwelling and detached garage was approved. This included a lower ground floor extension and glazed link which would have connected the garage to the main dwelling.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Chislehurst Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

In effect this proposal represents a more modest scheme to those previously approved. The enlarged dwelling will maintain a generous separation to the boundaries with the open setting of the property largely maintained. The enlarged garage will be of similar proportions to that approved under the 2010 application, albeit with some elevational changes.

Given the separation and relationship with the surrounding properties, it is not considered that neighbouring amenity, including privacy, will be diminished as a result of the proposed extensions or alterations. Concerns have been raised in relation to potential overlooking from the first floor garage extension in the direction of neighbouring properties. Whilst the back-to-back separation between this building and neighbouring houses will be substantial, a condition is suggested to ensure that any potential overlooking is minimised through the use of obscure glazing at first floor level along the northern elevation. This reflects previous conditions applied to earlier approved extensions to the garage.

From a wider streetscene perspective the proposal will be well screened from Camden Way by the various trees located between the dwelling and the road, whilst dwellings located to the rear of the site are well elevated and separated in relation to the application dwelling.

Having had regard to the above it was 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 and appearance of the Conservation Area.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/04053, 08/00875, 08/03368, 10/01564 and 11/02233, excluding exempt information.

as amended by documents received on 18.08.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-------------------------------|---|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC01
ACC01R | Satisfactory materials (ext'nl surfaces)
Reason C01 |
| 3 | ACI13
extensions
ACI13R | No windows (2 inserts) first floor flank two storey side
I13 reason (1 insert) H8 and BE1 |

- 4 ACI12 Obscure glazing (1 insert) located along the northern elevation of the garage
ACI12R I12 reason (1 insert) H8 and BE1
- 5 ACI07 Restrict to members of household (1 in) at Donegal House, Camden Way, Chislehurst
ACI07R Reason I07

Reasons for permission:

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

- BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions

The development is considered satisfactory in relation to the following:

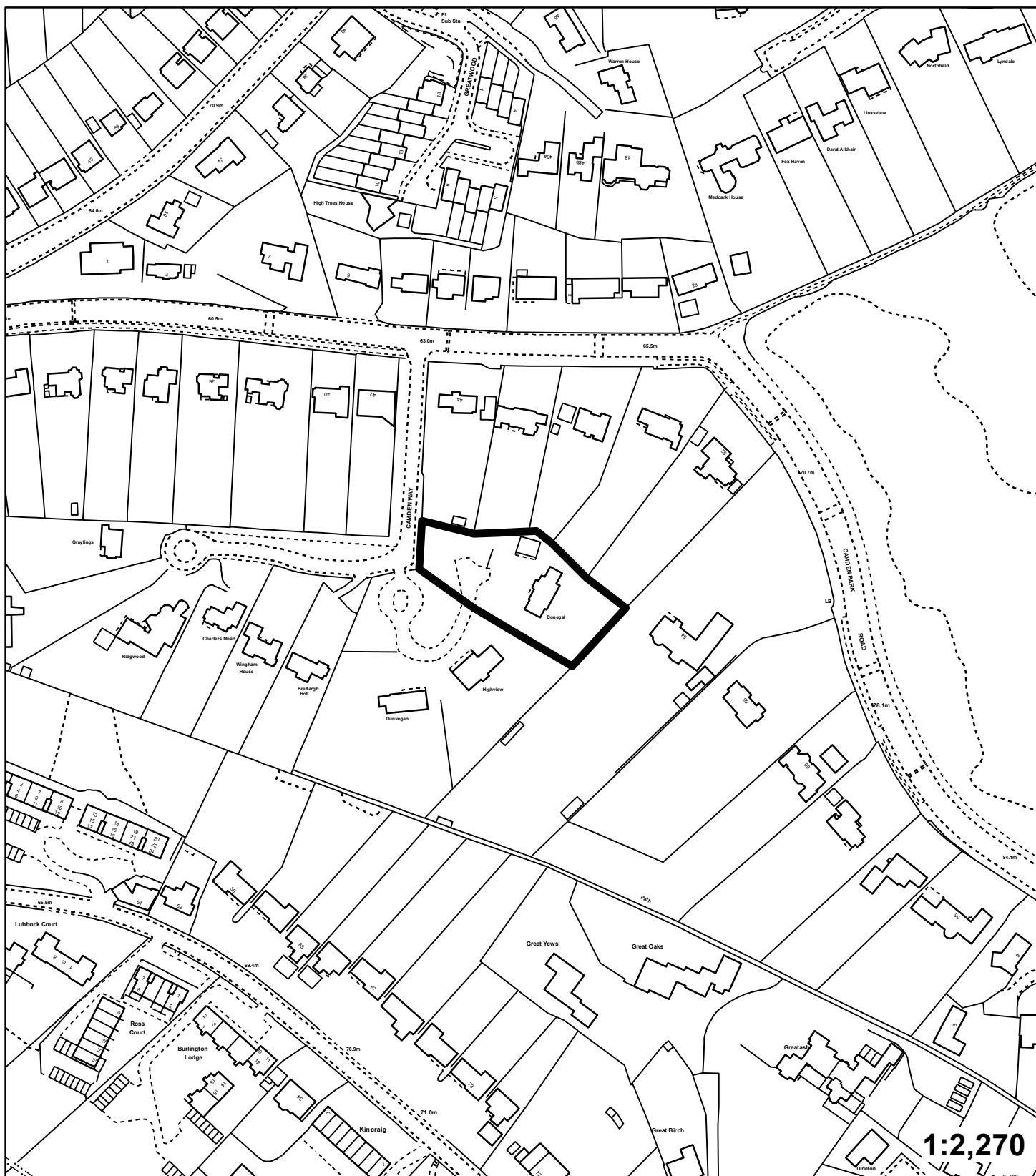
- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent properties;
- (c) the character of the development in the Conservation Area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook 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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