

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

Application No : 11/01535/FULL6

Ward:
Chislehurst

Address : 3 Islehurst Close Chislehurst BR7 5QU

OS Grid Ref: E: 543476 N: 169536

Applicant : Mr R Sandu

Objections : YES

Description of Development:

Two storey side extension
(DETACHED GARAGE REMOVED FROM SCHEME)

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

This application was deferred by Members at the 15th September Plans Sub Committee meeting in order to seek changes to the siting of the detached garage. The detached garage has been removed in its entirety from this application (to be submitted under a separate application), and therefore Members need only assess the proposed extension to the existing dwelling. The previous report is repeated below with necessary revisions.

Proposal

Planning permission is sought to enlarge the existing property with a two storey side extension erected to the south of the existing dwelling which will project a maximum 6.9m in width and occupy an existing recess. A hipped roof is proposed above this extension which will link on to the existing roof but whose ridge height will be lower. The extension will be inset from the existing frontage by approximately 0.9m.

Location

The application site is located within a cul-de-sac of 9 detached houses situated within the Chislehurst Conservation Area. The Close contains two early Twentieth Century "Arts and Crafts" dwellings at the junction with Summer Hill with the remaining seven, including the application dwelling, being of more modern design,

and characterised by the predominant use of red brick and their cat-slide roofs. The application site is the largest of the plots at 0.14ha with the host dwelling linked to No 2 through the garage.

Comments from Local Residents

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

- extension will appear out of character with the rest of the Close
- site is too small to accommodate the proposed extension
- loss of light to rear of neighbouring property
- proposed detached garage will appear dominant within the streetscene and obstruct views within the close
- loss of prospect
- oppressive form of development
- overdevelopment of relatively small area of land
- proposal will improve house and enhance the neighbourhood
- revised plans do not overcome existing concerns
- applicant has had numerous chances to revise the scheme
- loss of prospect due to hedge within the application site
- concerns at access arrangements

Objections have also been raised by Chislehurst Society on the basis of inconsistencies in the roof elevation drawings, although revised plans has since been received affecting that element.

Comments from Consultees

No technical Highways objections raised, although layout of the crossover will need to be agreed by Area Management.

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 extension and the cedar tree located to the south western corner of the site.

Planning History

Under ref. 03/03182, the Council refused planning permission for a detached two storey house to the side of the application dwelling at No 3 Isleworth Close. Under ref. 05/00197 planning permission was refused for the re-contouring of the front,

side and rear of the garden. The latter application was refused on the basis that the recontouring of the garden would prejudice the retention and well-being of two trees protected by a Tree Preservation Order.

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.

It is considered that the proposed two storey side extension will maintain a subservient appearance in relation to the host building with its roof line set lower down in relation to the existing structure and the frontage inset by 0.9m. Its design will maintain a similar design to the host building with the existing cat-slide feature maintained and the extension roof pitch incorporating a similar angle to the cat slide roof. Given the size of the plot and the location of the extension it is considered that the proposed addition could be comfortably accommodated without appearing unduly prominent. Furthermore, open views will continue to be maintained to much of the side and rear of the dwelling.

Background papers referred to during production of this report comprise all correspondence on file refs: 03/03181, 05/00197 and 11/01535, excluding exempt information.

as amended by documents received on 18.08.2011 12.10.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
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| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |

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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