

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

Application No : 11/03317/FULL6

Ward:
Chislehurst

Address : Silver Birches Manor Park Chislehurst
BR7 5QE

OS Grid Ref: E: 544651 N: 169519

Applicant : Mr And Mrs C And B Katchoff

Objections : YES

Description of Development:

Addition of first floor to form 2 storey dwellinghouse, two storey front and side extensions, steps to front and detached, single storey sunken garage and elevational alterations. Alterations to front drive and access.

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

This proposal is for the addition of first floor to form 2 storey dwellinghouse, two storey front and side extensions, steps to front and detached, single storey sunken garage and elevational alterations. The proposal also involves alterations to front drive and access.

Location

The property is located to the west of Manor Park and is a detached bungalow with accommodation in the roofspace and integral garage, located within the Chislehurst Conservation Area. The SPG for the Chislehurst Conservation Area describes Manor Park (Sub Unit 12) as characterised by large contemporary houses on spacious plots set amongst mature trees. Some earlier buildings are retained amongst the later development (such as The Old House off Manor Place, along with a lodge house and gates), providing important reminders of the earlier forms of settlement.

Given that these streets are not through routes and are not visible from the key parts of the Conservation Area, the retention of its wooded setting provides a supportive backdrop, which performs a useful subsidiary role within the Conservation Area.

The protection of mature trees and remnant early buildings and their settings are encouraged, along with ongoing establishment of trees, with preference for broad-leaved species, to enhance the wooded setting.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations were received:

- the proposal would be an overdevelopment of the plot relative to the scale of the current bungalow.
- result in parking issues due to increase in size of property.
- result in a substantial loss of light for windows on the side elevation of Walpole House which service habitable rooms for the 5 flats.
- proposal does not complement the street scene.
- inappropriate design, scale and massing in a Conservation Area.
- proposal would result in disruption for neighbouring properties.
- loss of view and detrimental impact on property values for flats in Walpole House.
- proposal would involve substantial construction and excavation work in very close proximity to Walpole House, a locally listed building which could be a risk to the building.
- the road is maintained by the Manor Park Chislehurst Road Trust and the proposal is likely to damage the road due to heavy equipment and traffic during excavation and construction phases, reducing quality of life for residents in immediate area.
- ground floor of Silver Birches is already elevated relative to Harley Bank and addition of first floor will increase extent to which Harley Bank is overlooked.
- 1st floor extension will increase number of south facing windows from 1 to 5 which will face Harley Bank directly resulting in a loss of privacy due to close proximity.
- bulk of the property would be on the south side increasing noise and light pollution towards Harley Bank.
- additional height will increase density and dominate north facing aspect of Harley Bank.

Comments from Consultees

The Advisory Panels for Conservation Areas was consulted who stated that the quality of the architectural design needs to be much improved if it is to comply with policies BE1 and BE11, and with the relevant conservation area SPG. The current proposal would not preserve or enhance the conservation area for present and future generations, and is therefore not sustainable development. The quality of design is also inadequate in the context of the setting of the adjacent Grade II Listed Building, contrary to SPG 4.22 – 4.24.

From a highways perspective, the works include the addition of a first floor to the building, a detached single garage and alterations to the access. The garage is slightly shorter than the normal recommended 6m but is nearly 4m wide. There

would be 2 other parking spaces on the frontage and as such no objections were raised subject to conditions.

From a Heritage and Urban Design perspective, the proposal was considered to be acceptable subject to conditions.

The Chislehurst Society made the following observation to “reduce potential overlooking of the adjacent property, approval should be conditional upon opaque glass being fitted to the first floor windows on the south facing elevation”.

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

BE11 Conservation Areas

H8 Residential Extensions

H9 Side Space

Supplementary Planning Guidance (SPG) for Chislehurst Conservation Area

Planning History

There is no recent planning history relating to this property.

Conclusions

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

The application site is currently occupied by a detached bungalow which is not considered to have any particular architectural merit or importance to the character of the Conservation Area. The proposal is considered to have been sympathetically designed and the addition of a first floor is considered to be in keeping with the character of the area, particularly given the adjoining properties including Walpole House and Harley Bank are two storey dwellings as are the majority of properties in the vicinity. As such the proposal is not considered to appear incongruous in the streetscene or be detrimental to the character of the Conservation Area, in line with Policy BE11.

In terms of Policy H9, the flank elevation on the northern boundary is marginally within 1m of the boundary at present, the current application proposes to construct a first floor above this which would not project any closer to the boundary at a first floor than the existing dwelling. The proposal would not result in unrelated terracing, which Policy H9 intends to avoid. While Conservation Areas are considered to constitute areas in which higher spatial standards are generally required, it is considered that the proposal would result in any additional impact on the spatial character of the area than the existing dwelling and as such the proposal is considered to be acceptable.

Although extensive alterations are proposed to the southern elevation including a 2m two storey side extension this would be located a maximum of 1.9m from the flank boundary and a minimum of 1.5m. In Conservation Areas the Council generally seeks to retain a minimum of 2m distance to the boundaries, however, given the adjoining access road to Harley a minimum distance of 7.3m to the flank elevation of the single storey garage and 13.5m to the flank elevation of the two storey flank elevation of Harley Bank which on balance, is considered to retain a satisfactory level of space around the property so as not to appear incongruous in the streetscene.

On the northern elevation the proposal would result in an increase of approximately 1m in height and a maximum of approximately 3.2m in height towards the front elevation of the property where a gabled roof is proposed. The ground floor side/rear extension is considered to be modest in scale and maintains a distance of 0.99m to the boundary. Given the minimum separation of approximately 5m between the flank elevation of the application site and that at Walpole House, and given this property is located on a higher ground level than Silver Birches, the proposal is not considered to result in a significant loss of light or prospect for the occupants of Walpole House to such an extent as to warrant refusal. In addition despite the increase in height the northern elevation of the proposal has maintained a hipped roof profile as opposed to adding a solid first floor flank wall which lessens the impact on the residential amenities of Walpole House

Additional windows are proposed to be located in the flank elevation of the single storey side/rear extension, however, given the ground level of Walpole House is higher than the application site, the potential for loss privacy or sense of overlooking is anticipated to be minimal. Rooflights are proposed to be located in the northern flank elevation and from the plans submitted do not appear to service a habitable room. If permission were to be granted a condition could be attached to ensure this is obscure glazed which would mitigate against potential loss of privacy or sense of overlooking for the occupants of Walpole House.

Harley Bank and Harley are located to the south of the application site and as such the impact in terms of loss of light for these properties is considered to be minimal. 4 windows are proposed to be inserted in the first floor flank elevation of this southern elevation as opposed to the existing dormer window extension. However, there is a considerable degree of planting on the boundary of Harley Bank and no windows are located in the first floor flank elevation of this property. No windows are proposed to be inserted in the rearmost 5.9m of the flank elevation which could potentially overlook the rear garden of Harley Bank and as such the impact in terms of loss of privacy or sense of overlooking is not anticipated to be of such an extent as to warrant refusal. However, Members may wish to consider whether to attach a condition requiring windows in the first floor flank elevation be obscure glazed.

Two windows are proposed to be located in the first floor rear elevation of the property, however, given the minimum distance of approximately 14m to the boundary with Harley the potential impact in terms of loss of privacy is not anticipated to be significant.

The sunken garage would be set back 5.5m from the front boundary and as such not be highly visible in the streetscene and could be satisfactorily screened by means of a suitable landscaping condition. In addition, no objections were raised from a highways perspective and as such the proposal is considered to be acceptable.

In conclusion, on balance 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 of the Chislehurst Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03317, excluding exempt information.

As amended by documents received on 05.01.12

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|----|--------|---|
| 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 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 4 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 5 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 6 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 7 | ACH26 | Repair to damaged roads |
| | ACH26R | Reason H26 |
| 8 | ACI12 | Obscure glazing (1 insert) in the northern flank elevation |
| | ACI12R | I12 reason (1 insert) BE1 |
| 9 | ACI17 | No additional windows (2 inserts) first floor flank development |
| | ACI17R | I17 reason (1 insert) BE1 |
| 10 | ACK01 | Compliance with submitted plan |

Reason: In the interests of the visual amenities of the area and the residential amenities of the neighbouring properties, in line with Policies BE1 and H8 of the Unitary Development Plan.

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
H9 Side Space

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 Conservation Area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

