

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

Application No : 11/03631/FULL1

Ward:
Chislehurst

Address : 63 Green Lane Chislehurst BR7 6AW

OS Grid Ref: E: 543933 N: 171118

Applicant : Mr Jason Moyce

Objections : NO

Description of Development:

Part one/two storey rear extension to ground floor shop and upper floor flat to provide additional accommodation and rear dormer extension. Elevational alterations.

Key designations:

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

Proposal

- The proposed two storey side/rear extension will have a total height of 6.9m with a pitched roof. The extension will provide a vertical flank wall adjacent to Edward Road and will provide an enlarged ground floor retail unit and upper floor flat.
- The proposed single storey rear extension will have a rear projection of 3.0m and a width of 5.2m. The roof will be sloped with a height of 4.1m (3.0m to eaves level).
- The proposed rear dormer will have a width of 5.2m and a height of 2.5m, with a flat roof.
- The proposal seeks to create more upper floor space for the flat, with no sub-division of units or creation of new flats proposed.
- The ground floor rear extension will provide a storage area for the existing ground floor retail premises.
- The proposal does not seek to change the use of the ground floor premises, which is a retail (Class A1) unit.

Location

The application site is on the west side of Green Lane. The site comprises a two storey building with a commercial ground floor and residential flat on the first floor. The wider area comprises largely terraced dwellings, with a row of commercial premises opposite.

Comments from Local Residents

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

Comments from Consultees

At the time of writing the report, no technical highways comments had been received. The garage to the rear will be retained and no change in the number of flats or commercial premises would result from the proposal. Comments from engineers will be reported verbally at the meeting.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

Planning History

There is no recent and relevant planning history on the site.

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.

The proposed two storey extension would be sited adjacent to the flank boundary adjoining Edward Road and for this reason. The application is contrary to side space policy. The front section of the building adjoins this same boundary and it is considered that the two storey extension sited behind it would not affect the spaciousness of the street scene and the views from Green Lane. The bulk of the extension would however enclose this corner site to a greater degree and this must be assessed by Members. It is considered that although the proposal would add bulk to this corner site, the resulting structure would not be so prominent or intrusive as to warrant refusal. The harm caused to the street scene by the extension would be mitigated by the presence of the main building when viewed from all angles and it is considered that no currently open street views would be greatly affected by the extension.

The proposed dormer extension will also be highly visible from Edward Road to the rear. The dormer will sit comfortably within the roof space and it is considered that the dormer would not result in a roof feature that would dominate the host building. To the rear, the overlooking created by the presence of a dormer would not be

tangibly greater than the existing situation from the first floor rear windows of properties on Green Lane.

The proposed single storey rear extension will have a rear projection of 3.0m. The extension will result in some loss of outlook and light to the neighbouring property at No. 65 to the north. The extension will have a maximum height of 4.1m to the top of the sloped roof and this would not be excessive in bulk or rear projection, therefore the relationship with No. 65 is considered to be acceptable on balance.

The proposed ground floor extension will provide further storage space for the existing ground floor premises.

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 area. It is therefore recommended that planning permission be granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03631, excluding exempt information.

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 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACK01 | Compliance with submitted plan |

Reason: In the interest of the amenities of nearby residential properties and in the interest of the visual amenities of the area and to accord with Policy BE1 of the Unitary Development Plan.

Reasons for granting permission:

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

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

The development is considered to be satisfactory in relation to the following:

- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 The applicant is advised that the proposed ground floor use as a sandwich shop constitutes a Class A1 use. Should the ground floor be used as a café with further seating, food consumption at the premises or hot food preparation, planning permission would be required for this.

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