

**Application No : 10/00214/FULL6**

**Ward:  
Chislehurst**

**Address : 28 Camden Park Road Chislehurst BR7  
5HG**

**OS Grid Ref: E: 542890 N: 170302**

**Applicant : Mr Paul Plummer**

**Objections : YES**

**Description of Development:**

Single storey rear extension with swimming pool and cinema room in basement and roof alterations incorporating two rear dormers

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

**Proposal**

- Single storey rear extension
- Under ground basement
- Loft conversion incorporating 2 rear dormers.

The proposal can be split into three main elements:

The Basement

The basement will measure 18.7m deep x 12.8m in width. The basement will be built under part of the house and garden and accommodate a proposed swimming pool, gym, cinema, snooker room, shower, plant room and escape stairs to garden.

The Ground Floor

The ground floor extension will project 4m from the rear wall of the existing dwellinghouse to provide additional floorspace to the existing kitchen/breakfast room, dining room and living room. Balustrade fencing will be built in the middle of the garden around a proposed light well to encompass the escape stairs from the basement.

Two rear dormers

Two single rear dormer windows are proposed in rear roofspace of the property to provide a fifth bedroom plus en-suite.

### **Location**

The application site is a large detached property located on the southern side of Camden Park Road, Chislehurst. The site also lies within the Chislehurst conservation area.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and one letter of representation was received concerning the impact of the development on the Silver Birch Tree which lies between No.28 and No.30 Camden Park Road.

### **Comments from Consultees**

The Tree Officer comments will be reported verbally at the committee meeting.

APCA made the followings comments concerning the application “the rear extension should be set back at the junction of external corners of the original house to make a distinction between old and new structures”.

Thames Water – no objection subject to standard conditions and informative.

Drainage – the applicant should be advised that the swimming pool should not be emptied during heavy rain or at times of peak use and the discharge should be made to the foul sewerage system. This is to prevent overloading of the sewer system network.

Building Control – no objections so far as building regulations are concerned, subject to structural calculations, damp proofing and party wall agreement.

Environmental Health – no comments were received.

### **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1	Development and new design
BE11	Conservation Areas
BE14	Trees in Conservation Areas
H8	Residential Extensions

The London Plan

4B.6 Sustainable Design and Construction

4B.7 Respect Local Context and Communities

4A.17 Water quality

## **Planning History**

Under planning application ref. 09/01500, planning permission was refused for a single storey rear extension with swimming pool and cinema in basement. Two rear dormers. New patio and retaining wall at rear plus 2 ancillary single storey detached outbuildings to provide emergency escape and ventilation to basement. The decision notice carried two reasons for refusal which read as follows:

The development would result in an overdevelopment of the site, harmful to the prospect and visual amenities of both neighbouring properties and the character and appearance of the host dwelling by reason of visual impact and loss of privacy contrary to Policies H8, BE1 and BE11 of the Unitary Development Plan.

The proposal would necessitate the severe cutting back of root of trees on the site, which are considered to be of significant amenity value and would result in their loss, thereby harmful to the character and appearance of the conservation area and contrary to Policies BE11 and BE14 of the Unitary Development Plan.

Under planning application ref. 09/ 01454, planning permission was refused for a front extension to garage with storage facility in roofspace.

An appeal (ref. 08/00170/ENF) was allowed for the erection of a wall and gates in excess of 1m in height.

Under planning application ref. 07/00220, planning permission was refused for a two storey rear extension with swimming pool and cinema room in basement/2 rear dormer extension/patio and retaining wall at rear. The application was refused on the 29th October 2007 for the following reasons:

The proposed rear extension, given its scale, height and siting, would result in an overdevelopment of the site, harmful to the prospect and visual amenities of both neighbouring properties by reason of visual impact, loss of light, excessive overlooking and loss of privacy contrary to Policies H8, BE1 and BE11 of the Unitary Development Plan.

The proposal would necessitate the severe cutting back of roots of trees on the site, which are considered to be of significant amenity value and would be likely to result in their loss, thereby harmful to the character and appearance of the

conservation area and contrary to Policies BE11 and BE14 of the Unitary Development Plan.

Under planning application ref. 03/02541, planning permission was granted for a two storey front extension.

## **Conclusions**

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

Following the refusal of the previous scheme (app ref. 09/01500) in August last year the applicant has sought to overcome to the two reasons for refusal by removing the two tower structures located in the middle of the garden, which would act as a emergency escape staircase, and re-designing the basement so that it does not fall within the root protection area of the Birch Tree and the Maple Tree.

The principle of a basement extension is considered acceptable with no objection being raised from any of the consultee bodies (except for standard conditions). Other basement extensions have been granted within the locality. No.1 Camden Park Rd (opposite) was granted planning permission in 2002 (application ref. 02/00741).

Members will need to consider whether the two previous grounds of refusal have now been sufficiently overcome to grant planning permission for this new scheme. It may be considered that the conservation area would not be harmed as a result of the development which is entirely to the rear of the property.

The Tree Officers comments concerning any impact on the Trees will be reported verbally to Members on the evening of the committee. Should these not be supportive of the proposal, Members will need to consider whether the likely harm is sufficient to warrant refusal of the application.

The dormer windows are proposed to be built level with the existing ridge line. It is considered that this would lead to a degree of overlooking of No.26 as one of the rooms is proposed to be an additional bedroom but not to such a degree which would be unacceptable.

Overall, it is considered that the removal of the two tower structures are sufficient to overcome the reason for refusal. Subject to comments from a trees aspect, the second previous refusal ground may also be overcome.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00214, 09/01500, 09/01454, 07/02220 and 03/02541, excluding exempt information.

## RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- |   |        |  |
|---|--------|--|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01  | Commencement of development within 3 yrs   |
|   | ACA01R | A01 Reason 3 years   |
| 2 | ACB01  | Trees to be retained during building op.   |
|   | ACB01R | Reason B01   |
| 3 | ACB02  | Trees - protective fencing   |
|   | ACB02R | Reason B02   |
| 4 | ACB04  | Trees - no trenches, pipelines or drains   |
|   | ACB04R | Reason B04   |
| 5 | ACB10  | Trees - details of protective fencing  |
|   | ACB10R | Reason B10   |
| 6 | ACB12  | Tree - details of excav. for foundations   |
|   | ACB12R | Reason B12   |
| 7 | ACB18  | Trees-Arboricultural Method Statement  |
|   | ACB18R | Reason B18   |
| 8 | ACC07  | Materials as set out in application  |
|   | ACC07R | Reason C07   |
| 9 | ACK01  | Compliance with submitted plan   |

### Reason:

- 10 No additional plant equipment shall be allowed above ground level without prior approval of the Local Planning Authority.

**Reason:** In the interest of the amenities of the neighbouring residential properties.

- 11 Details of the swimming pool equipment and the insulation of the plant room shall be submitted to and approved in writing by or on behalf of the Local Planning Authority. The noise resulting from the use of the equipment should not result in an increase of the LAeq (5 minute) when measured within any neighbouring residential curtilage. The installation shall be carried out in accordance with the approved details and shall be permanently maintained thereafter.

**Reason:** In order to comply with Policy 4A.20 of the Mayors Ambient Noise Strategy and PPS24 and in the interest of the amenities of the neighbouring residential properties.

Reasons for granting 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
- BE14 Trees in Conservation Areas

## H8 Residential Extensions

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

- (a) the relationship of the development to adjacent property;
- (b) the character of the development in the surrounding area;
- (c) the impact on the protected trees;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the privacy of occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

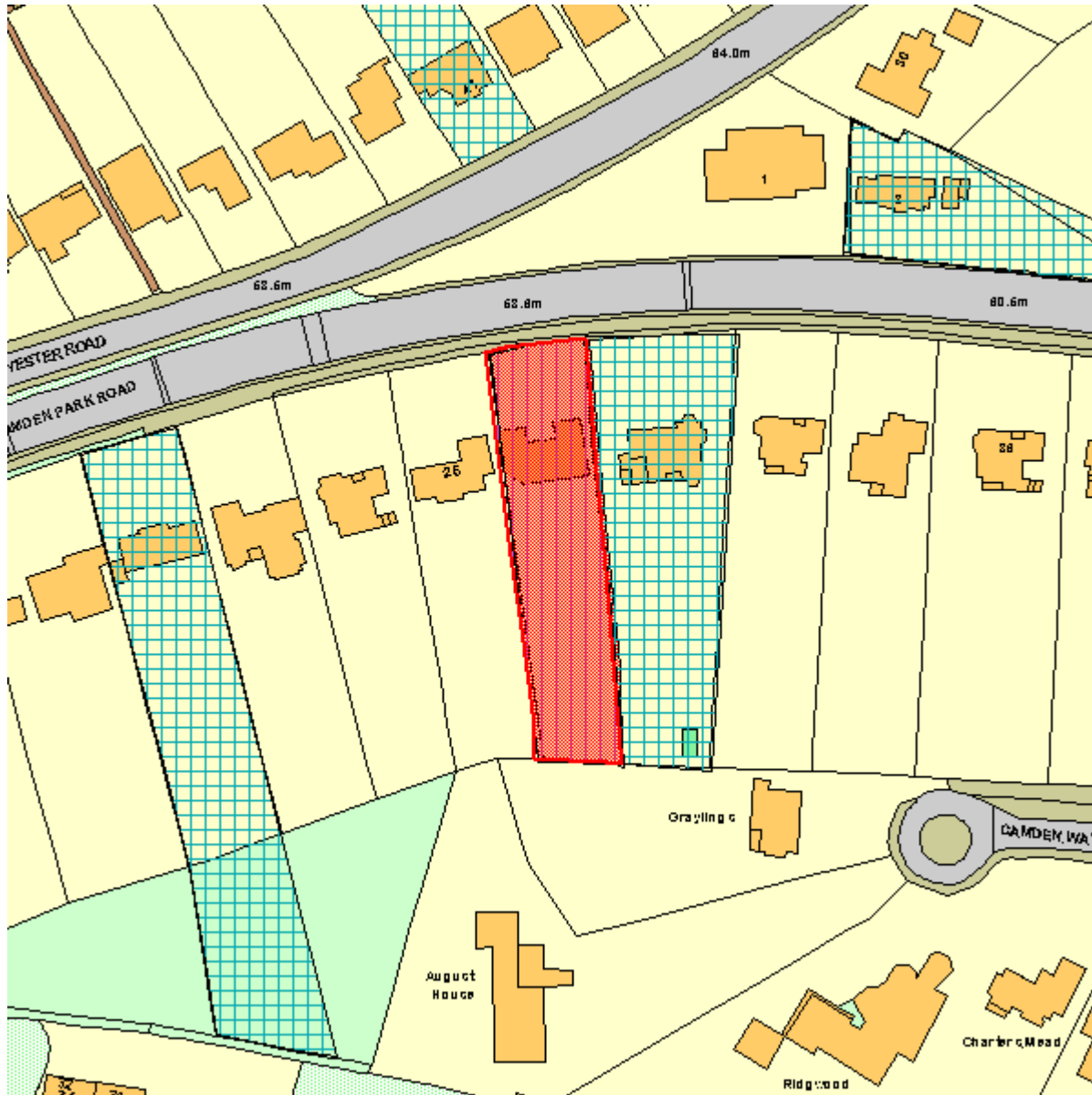
D00003      If Members are minded to refuse planning permission the following grounds are suggested:

- 1      The development would be likely to adversely affect the retention, long-term future and well-being of a mature Silver Birch Tree lying on the boundary between No.28 and No.30 Camden Park Road, which is protected by virtue of its location within the Chislehurst Conservation Area, detrimental to the visual amenities of the locality and contrary to Policies BE14 and NE7 of the Unitary Development Plan.

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