

Application No : 10/00330/FULL6

Ward:
Chislehurst

Address : 47 Elmstead Lane Chislehurst BR7 5EG

OS Grid Ref: E: 542339 N: 170732

Applicant : Mr And Mrs Searle

Objections : YES

Description of Development:

Roof alterations with rear dormer with juliet balcony and front dormer and 2 roof lights. Single storey canopy to front, creation of patio steps and driveway with retaining walls to front. Front railings and detached double garage.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Tree Preservation Order

Proposal

This proposal can be divided into 7 elements:

- alterations to the roof to include a rear dormer with juliet balcony
- front dormer
- two additional roof lights in the front elevation
- single storey canopy to front,
- creation of patio steps and driveway with retaining walls to front
- front railings to a maximum height of 1.8m
- detached double garage.

Location

The property is a detached bungalow located on the western side of Elmstead Lane the neighbouring properties along the road are substantial two storey dwellings. Elmstead Lane rises north to south and the gardens are steeply rising from east to west.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and one letter of objection was received which can be summarised as follows:

- concern over loss of privacy to rear garden;
- overbearing impact onto neighbouring patio area;
- proposed garage would have an overbearing impact a the front of the property

The Chislehurst Society also have made an observation and request that the proposal is checked to ensure that the extension does not cause unacceptable overlooking of the rear garden of No. 47a.

Please note that full texts are available on the planning file.

Comments from Consultees

With regards to highway safety the proposal will allow for the turning of at least two cars and therefore is not likely to prejudice the free flow of traffic along Elmstead Lane.

With regards to the new surfacing to the front of the property no surface water should be allowed to runoff into the public highway.

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
H8 Residential Extensions
NE7 Development and Trees
T18 Road Safety

With regards to trees the front of the site is covered by a blanket TPO made in 1969, the order affects a depth of 6 metres into the site and there is only one tree of sufficient age to be protected by the order on this site and that is a yew. The scale of work is such that the yew tree would need to be removed, it is of local importance but in view of the improvements for highway safety reasons it is considered that the tree is not of such outstanding value to warrant refusing the proposal. Suitable replacements subject to conditions should be imposed if permission is granted.

Planning History

Permission was granted under ref: 88/01932 for a two storey side extension, however this was never constructed.

Under planning ref: 89/02076 outline planning permission was granted for 8 houses with integral garages in three blocks with ancillary parking and access road to 45-47 Elmstead Lane was permitted but never constructed.

Following this under planning ref: 91/01895 permission was granted for a detached dwelling (now known as 47a).

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 alterations to the roof will alter the roof from a hip to gable end which will increase the bulk of the roof.

The proposed alterations to the front elevation including the front dormer and canopy over the new front entrance, patio, steps and new front railings are considered acceptable. The roof at present is large and the new front dormer and canopy over the entrance would break up the front elevation creating an interesting design feature. Overall the alterations to the front of the property are not considered to be detrimental to the character of the area, highway safety or street scene generally.

With regards to the rear elevation it is proposed to include a box dormer with Juliet balcony to the master bedroom. The dormer is fairly large and Members may consider it to be unattractive, however it is to the rear of the property and will not have any impact on the street scene.

Concern has been raised over loss of privacy, Members should note that under permitted development a loft conversion with a rear dormer of a maximum 50 cubic metres could be erected at the property without the need for planning permission and would have the same impact in terms of loss of privacy. Given the changes in level at the site and with the gardens rising steeply from east to west any development which would include accommodation within the roof space would result in a loss of privacy to the rear of the garden of the neighbouring property No. 47a. Members will therefore have to consider if the proposal would result in a significant impact to the amenities of No. 47a to warrant a refusal of planning permission with consideration to permitted development rights.

With regards to the proposed garage it will be located in advance of the building line along Elmstead Lane, however given the established planning within the frontage and change in level along the road it is not considered to have a detrimental impact on the amenities of the neighbouring property No. 47a or impact on the character of the area or street scene generally.

Having had regard to the above Members may consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to neighbouring residents nor impact detrimentally on the character of the area or street scene generally.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00330, excluding exempt information.

as amended by documents received on 29.03.2010 30.03.2010

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 ACC07 Materials as set out in application
 ACC07R Reason C07
- 4 ACI08 Private vehicles only
 ACI08R Reason I08
- 5 ACB05 Replacement tree(s) elsewhere on site
 ACB05R Reason B05
- 6 ACH32 Highway Drainage
 ADH32R Reason H32
- 7 Before the development hereby permitted is first occupied the proposed windows to the roof space in the northern and southern flank elevations shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and fixed shut and shall subsequently be permanently retained in accordance with the approved details.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent 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
- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character

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 property;
- (c) the impact on trees;
- (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.

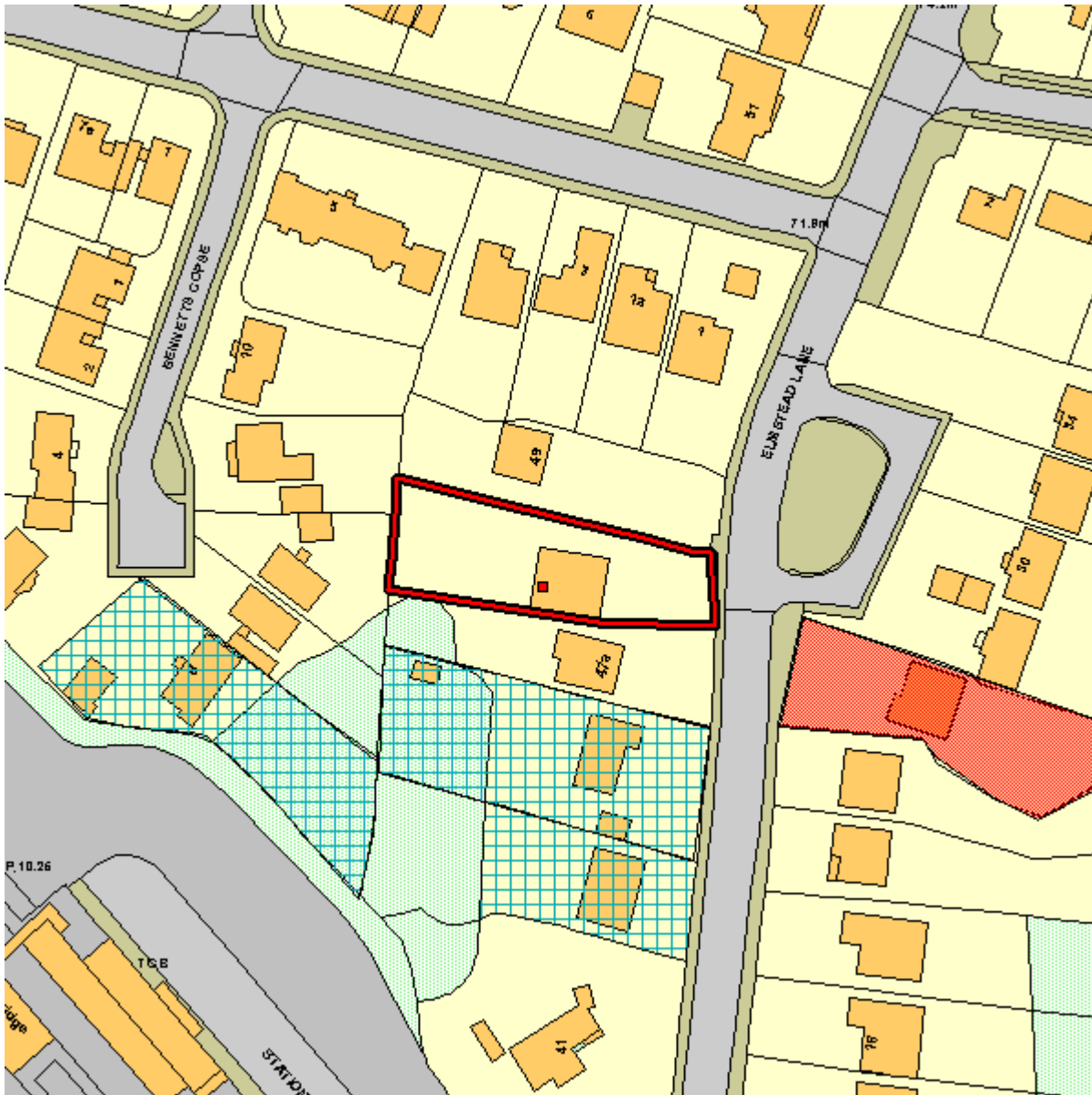
INFORMATIVE(S)

1 RD130 Obscure Glazing

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