

**Application No :** 10/00226/FULL1

**Ward:**  
**Chislehurst**

**Address :** Rear Of 113 High Street Chislehurst  
BR7 5AG

**OS Grid Ref:** E: 543670 N: 170984

**Applicant :** P.J. Harte Ltd

**Objections :** YES

### **Description of Development:**

First floor extension to provide office accommodation and single storey garage extension

Key designations:

Conservation Area: Chislehurst

### **Proposal**

- It is proposed to add a first floor extension over this workshop/office building to provide additional office accommodation, along with a single storey garage extension over part of the open yard
- The first floor extension would be formed by building up the wall on the north-eastern side to the same height as the existing south-western wall (4.8m high), and would raise the overall height of the building by a further 1m in the form of a shallow pitched roof
- The single storey garage extension would be 2.6m high with a flat roof, and would project 5.2m into the existing open yard, leaving a yard area of 2.75m remaining.

### **Location**

This single storey building is located to the rear of Nos.107-113 High Street, and to the rear of residential properties at Nos.45-49 Empress Drive, within Chislehurst Conservation Area. It is used as a workshop/office with an open yard area to the side, and is accessed via an existing service road between Nos.105 and 107 serving the rear of the shops.

### **Consultations**

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

- the proposed extension should not adversely affect neighbouring properties

- if permission is granted, no further development should be permitted on the boundary.

### **Comments from Consultees**

The Council's highway engineer raises no objections to the proposals due to the relatively small size of the additional office accommodation proposed.

Environmental Health raised no concerns.

The proposals were not inspected by The Advisory Panel for Conservation Areas.

### **Planning Considerations**

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

BE1 Design of New Development

BE11 Conservation Areas

EMP2 Office Development

T3 Parking

### **Planning History**

With regard to the recent history of the site, permission was refused under ref. 05/04360 for a two storey/first floor extension to provide part office/part residential accommodation on grounds relating to overdevelopment of the site, loss of outlook to neighbouring properties due to the bulk of the extensions, and intensification of use of the substandard access which would be detrimental to the free flow of traffic and pedestrian safety.

The scheme was revised under ref. 06/01651 to provide a lower roofline, but this was also refused on similar grounds.

### **Conclusions**

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

The building currently extends to 4.8m high along the boundary with Nos.45 and 47 Empress Drive, and the proposed first floor extension would increase the maximum height to 5.8m within a sloping roof structure containing only high-level roof lights in the north-eastern and south-western elevations (no first floor windows are proposed). Although the previously refused schemes (refs.05/04360 and 06/01651) involved rooflines which sloped further away from the neighbouring properties in Empress

Drive (the former extending higher than currently proposed), Members should bear in mind that there is already a high wall on the boundary, and the additional roof structure that would be visible would be only 1m higher, and would slope away from these properties. The proposals are not, therefore, considered to have a seriously detrimental impact on the outlook from adjacent properties, and no overlooking would occur.

The single storey extension would project 5.2m into the yard, leaving 2.75m remaining. It would be 2.6m high with a flat roof, and is not considered to have a harmful impact on the amenities of neighbouring properties.

The proposals do not now include residential accommodation as part of the scheme, which was previously considered to result in an overintensive use of the site that would put pressure on the substandard access.

The building is located behind the main High Street and is not very visible from the public domain, therefore, any impact on the character and appearance of the Conservation Area would be limited. The extension has been designed to balance the existing building, and is considered to improve its overall appearance.

Having had regard to the above it was considered that the proposals are acceptable in that they would not result in a significant loss of amenity to local residents nor impact detrimentally on the character and appearance of Chislehurst Conservation Area.

Background papers referred to during production of this report comprise all correspondence on files refs. 05/04360, 06/01651 and 10/00226, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |             |                       |
|---|--------|--|-------------|-----------------------|
| 1 | ACA01  | Commencement of development within 3 yrs |             |                       |
|   | ACA01R | A01 Reason 3 years                       |             |                       |
| 2 | ACC07  | Materials as set out in application      |             |                       |
|   | ACC07R | Reason C07                               |             |                       |
| 3 | ACI13  | No windows (2 inserts)                   | first floor | first floor extension |
|   | ACI13R | I13 reason (1 insert)                    | BE1         |                       |

## **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

EMP2 Office Development  
T3 Parking

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

- (a) the visual impact on the Conservation Area
- (b) the impact on the amenities of the occupiers of nearby residential properties
- (c) the office policies of the development plan

and having regard to all other matters raised, including neighbours concerns.

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