

Application No : 10/01281/FULL6

**Ward:
Chislehurst**

Address : 7 Heathfield Chislehurst BR7 6AF

OS Grid Ref: E: 544255 N: 170729

Applicant : Mr N Khakoo

Objections : NO

Description of Development:

Part one/two storey side, two storey rear extensions. Single storey rear extension and replacement roof to existing rear extension. Front porch canopy and front extension to form glazed stairwell. Enlargement of roof including 3 rear roof lights.

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Proposal

The application site comprises a detached two storey dwelling with attached single storey garage. This application seeks permission to extend and alter the existing dwelling which is summarised below:

- part one/two storey side extension to replace the existing garage. The extension will be set in from the boundary with No.5 by approx. 1m at ground floor level and 2m at first floor level – no flank windows are proposed,
- two storey rear extension to replace the existing single storey storage area, set back approx. 1.1-1.2m from the boundary with No.9 – ground floor flank door to this extension only,
- increased height and replacement of pitched roof to existing single storey rear extension with a new flat roof including roof lanterns,
- single storey infill extension to ‘square off’ the existing rear extension to the corner adjacent to No.5,
- enlargement of roof to raise the height of the existing lower ridge line to that of the maximum ridge height of the dwelling,
- elevational alterations to include a two storey front bay feature (0.3m front projection), new front porch canopy and 3 rooflights to the rear roofslope.

Location

The application site lies within the Chislehurst Conservation Area within a predominantly residential area. The road comprises mainly detached properties of varying design, many of which have been extended in a similar manner and share a uniform building line set back from the road.

Comments from Local Residents

At the time of writing this report no local objections had been received in respect of the application.

Comments from Consultees

The Advisory Panel for Conservation Areas – raise objections to the bulk due to the provision of loft rooms which is detrimental to the host building and character and appearance of the conservation area.

Planning Considerations

The application site is not on designated land and falls to be determined in accordance with the following policies of the Unitary Development Plan

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions
H9 Side Space

Supplementary Planning Guidance for Chislehurst Conservation Area

Planning History

There is no relevant planning history relating to this site, however an application for similar development was withdrawn by the applicant under ref. 09/03520. Members may also be mindful of similar schemes for two storey side extensions at No.3 permitted under ref. 09/02478 and No.6 permitted under ref. 07/04607.

Conclusions

The main issue in this case is the impact of the development upon the site and surrounding area including the Chislehurst Conservation Area and its impact upon adjoining and nearby residential properties.

Policy BE11 in the UDP states that the Council have a duty to ensure that new development will either preserve or enhance the character or appearance of the conservation area, through layout, scale, form, materials and existing landscape that contribute to the value of the area.

The site lies within the Chislehurst Conservation Area whereby Heathfield is characterised by detached dwellings of varying designs and degrees of separation to the flank boundary including examples of a minimum 1m side space to the flank boundary where two storey development already exists.

Policy H9 of the UDP requires that in areas where higher spatial standards exist, proposals will be expected to provide a more generous side space. The proposed part one/two storey side extension adjacent to No.5 would replace an existing single storey garage and would maintain a 1m side space at ground level which extends to 2m at first floor level from the flank boundary. In addition, the first floor element has been set back from the front elevation of the dwelling by approx. 1.5m. In view of the separation to the boundary and the varying degrees of spatial separation between buildings along the road including that of the adjoining development at Nos. 5 and 9, the proposed part one/two storey side extension maybe considered acceptable without detrimental harm to the spatial characteristics of the area.

In addition, the proposed two storey extension to the rear, will replace an existing single storey element. This extension would infill an area which would be flush with the existing two storey eastern flank wall and would not extend beyond the original rear wall of the house. It is not considered that this element of the scheme would compromise the existing side space separation to the flank boundary.

Other elements of the proposal including the enlargement of part of the roof of the existing dwelling to bringing it in line with the maximum ridge height of the existing dwelling and elevational alterations comprising a bay window feature and porch canopy. The extension and replacement roof to the existing rear extension cannot be seen from the road and whilst the alterations and enlargement of the roof will alter the appearance and bulk of the dwelling, it is not considered that the proposals would be harmful to the character and appearance of this part of the conservation area nor to the visual amenities of the street scene in general.

With regard to the impact of the proposal upon the amenities of neighbouring residents, the proposals will be set a reasonable distance away from the properties which are on the opposite side of Heathfield and to the rear in Heathley End.

The greatest impact would be to the properties directly adjacent to the site resulting in built development extending closer to the flank boundaries with Nos.5 and 9. With regard to No.5, the proposed extension would increase the separation of development at ground floor level to provide a 1m side space which does not currently exist. No flank windows are proposed to the extension, and the first floor element would project approx. 3m beyond the recessed rear wall of No.5. In addition it is proposed to square off the existing single storey rear extension and provide a new flat roof. This would result in an increased depth of the single storey element by approx. 1.6m adjacent to the boundary with No.5. Given the orientation of the property and the adequate degree of separation that will be maintained it is not considered that the

proposals would adversely affect the lighting, privacy and prospect of the occupiers of this property.

With regard to No.9, the proposed two storey rear extension would project approx. 1.3m beyond the rear wall of that property. A separation of approx. 2.5m will be maintained between the flank walls of Nos. 7 and 9 which is considered a reasonable distance to ensure that the amenities of the occupiers of that property are maintained.

On balance the proposals are considered an acceptable addition to the property, taking into account the proximity to neighbouring properties, the character, appearance and spatial standards within the Conservation Area. Given the size and design of the proposals and in light of the pattern of neighbouring development, it is considered that the proposed development will preserve the character of the conservation area and would not be significantly detrimental to the amenities of the adjoining occupiers.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/04607, 09/02478, 09/3520 and 10/01281, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACI17 | No additional windows (2 inserts) flank extensions |
| | ACI17R | I17 reason (1 insert) H8 and BE1 |
| 4 | ACK01 | Compliance with submitted plan |
| | ACK03R | K03 reason |

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
- 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

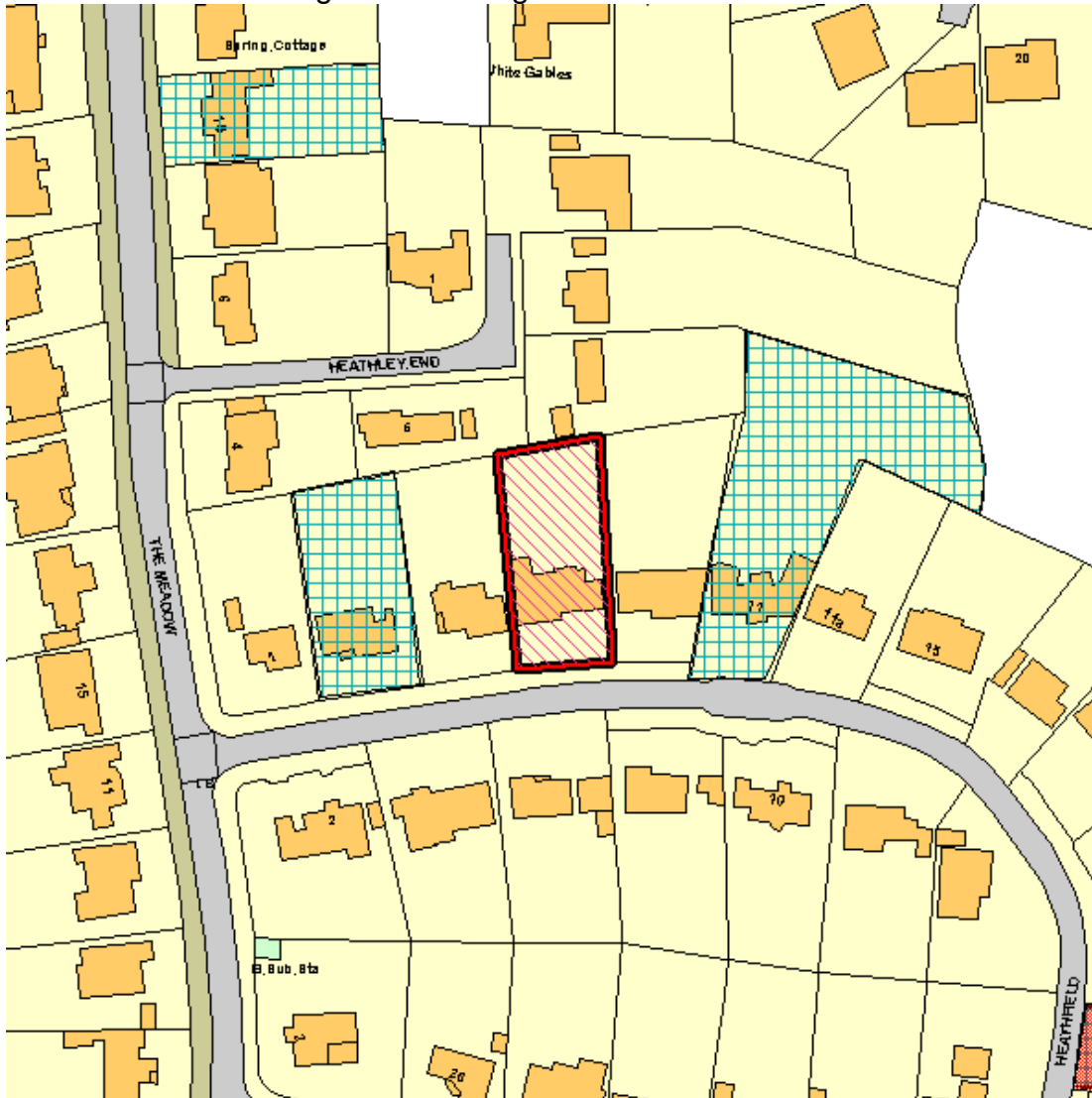
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area and within the Chislehurst Conservation Area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the housing, transport and environmental policies of the UDP

and having regard to all other matters raised.

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