

SECTION '2' – Applications meriting special consideration

Application No : 10/00982/FULL6

Ward:
Petts Wood And Knoll

Address : 197 Chislehurst Road Orpington BR5
1NP

OS Grid Ref: E: 545465 N: 167572

Applicant : Mr D Said

Objections : NO

Description of Development:

Part one/two storey side/rear and single storey side extensions, front porch, formation of vehicular access

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London Distributor Roads

Proposal

The application was deferred at Plans Sub-Committee on the 15th July 2010 in order for Members to undertake a site visit. The report is repeated below.

- The proposal includes 2 side extensions, one either side of the main dwelling. One will be two storey and the other single storey.
- The single storey side extension will measure 4.2m and will be sited close to the flank boundary with No. 195. The single storey side extension will have a height of 4.3m and will have a hipped roof (2.4m to eaves level).
- The two storey side extension will measure 2.5m in width and will retain a 1.0m side space to the flank boundary with No. 199.
- The two storey side extension will not be subservient to the main dwelling and will incorporate a hipped roof.
- Towards the rear of the site, a single storey extension will be located behind the two storey side extension and will be wider so that it adjoins the flank boundary. This extension will project to the rearmost point of the existing

dwelling and will incorporate a pitched roof of 4.2m in height (2.6m to the eaves).

Location

The application site is on the western side of Chislehurst Road close to a sharp bend in the road. The site possesses a detached two storey residential dwelling. The properties on this part of Chislehurst Road are mainly two storey detached dwellings with open frontages and generous rear gardens. The site lies within the Petts Wood Area of Special Residential Character.

Comments from Local Residents

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

Comments from Consultees

Technical highways objections are raised in respect to inadequate sightlines for the proposed access.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design Of New Development), H8 (Residential Extensions), H9 (Side Space) and H10 (Areas of Special Residential Character).

Planning History

Planning permission was refused under ref. 09/00668 for a one/two storey side/rear and two storey side extensions, front porch, formation of vehicular access on the following grounds:

The proposed extension, by reason of its excessive bulk and scale, would result in a cramped overdevelopment of the site, detrimental to the character and appearance of the Area of Special Residential Character, contrary to Policies BE1, H8 and H10 of the Unitary Development Plan.

Conclusions

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

Concern was raised in respect to the original plans as the two storey side extension provided only a minimum 1m side space and the extension was not subservient to the main building. Amended plans have been requested but have not been forthcoming.

The resulting dwelling would occupy the entire width of the plot, retaining a gap at first floor above the garage and a 1.0m side space to the northern flank boundary. Within an ASRC, minimum side space is often considered unacceptable due to the commonly prevailing greater spatial standards which characterise such areas. In this case, the proposed 1m side space is considered harmful to the spacious character and appearance of the area. The two storey extension is considered to be excessively bulky and as a result, does not respect this character.

It is noted that two storey side extensions have been constructed at Nos. 195 and 199, however the extensions at No. 195 was permitted in 1979 and 1985 respectively (ref. 85/02500) and there is no recent planning history for a two storey extension planning history for No. 199 (existing extension permitted in 1973). The extensions at No. 195 are both subservient to the main dwelling but are considerably bulky. No. 199 possesses one 2 storey extension. No. 197 is sited significantly forward of No. 195 and is considered to be a prominent dwelling. The reduction in the bulk of the extension to that previously refused is considered to be significant and will retain first floor side space to one side of the dwelling. The resulting dwelling is therefore considered not to excessively compromise the spacious character of the ASRC, contrary to Policy H9.

With regards to amenities of neighbouring properties, the most affected property would be No. 199 sited to the north. Flank windows at this property would suffer from limited loss of light and prospect. This property is separated by at least 2m from the boundary and flank windows serve secondary windows to a living room and first floor bathroom. On balance it is considered that the proposal would not result in a significant impact on residential amenity.

Chislehurst Road is a local distributor road, whereby new accesses will be permitted where there is no suitable alternative, subject to highway safety. The proposed additional access is considered to be harmful to highway safety as suitable sightlines cannot be achieved within the land controlled by the applicant. Although no objection was raised in this respect for the previous application, the matter has been reconsidered by the highway engineer who is concerned that the proposal will impact on highway safety.

On balance it is considered that the development in the manner proposed is unacceptable as it would result in a detrimental impact to the character and appearance of this Area of Special Residential Character and would impact detrimentally on conditions of highway safety. It is therefore recommended that the application is refused.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/00668 and 10/00982, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

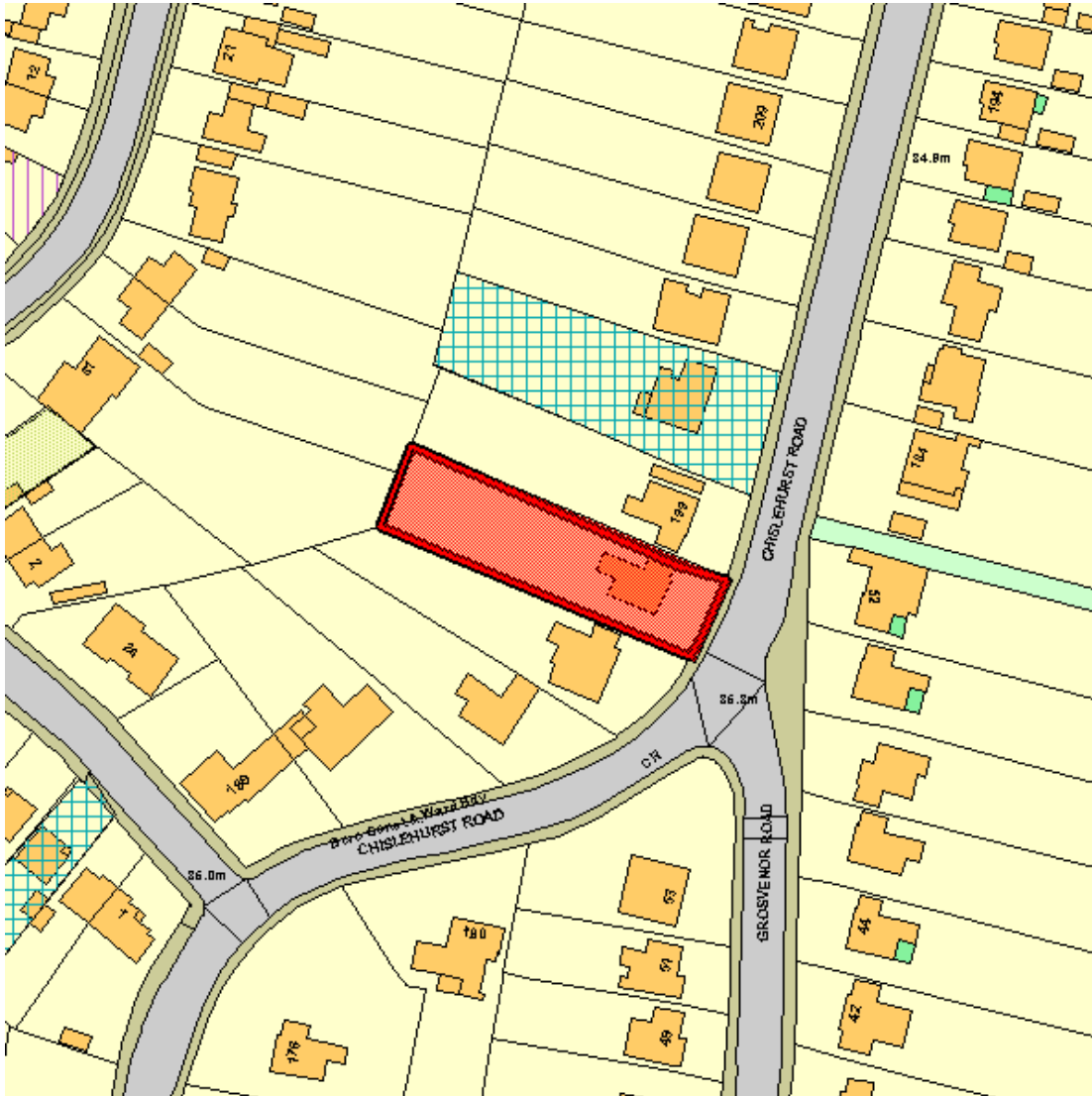
The reasons for refusal are:

- 1 The proposed extension, by reason of its proximity to the flank boundary, would result in a cramped development, detrimental to the character and appearance of the Area of Special Residential Character, contrary to Policies BE1, H8 and H10 of the Unitary Development Plan.
- 2 Inadequate existing sightlines for the proposed vehicular access exist and therefore the use of the access would be prejudicial to the safety and free flow of traffic, contrary to Policies T11 and T18 of the Unitary Development Plan.

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