

SECTION '2' – Applications meriting special consideration

Application No : 10/01128/FULL6

Ward:
Petts Wood And Knoll

Address : 253 Chislehurst Road Orpington BR5
1NS

OS Grid Ref: E: 545489 N: 167970

Applicant : Mr S A Purdie

Objections : NO

Description of Development:

Part one/two storey side and rear extension. Single storey detached garage to front/side

Key designations:

Conservation Area: Chislehurst Road Petts Wood
Adj Area of Special Res. Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London Distributor Roads

Proposal

This application was deferred by the Plans Sub Committee on 15th July so that Members would have an opportunity to visit the application site. The previous report is repeated below.

- The proposal is for an L-shaped part one/two storey side and rear extension which would project beyond the northern and western flanks of the host property. An existing side garage would be demolished to accommodate this extension.
- The two storey element would be set approximately 3.7m inward from the front part of the side extension and would maintain a separation of approximately 1.3m with the flank boundary. The roof above the extension would be subservient in relation to that of the existing house with its apex set at a lower height.

- In addition to the above a detached garage would be built to the south of the main dwelling and incorporate a footprint measuring approximately 5.6m x 3.7m and a pitched roof.

Location

The application site is located within the Chislehurst Road Petts Wood Conservation Area, approximately 30 metres to the south of the junction with Kingsway. The area is characterised by large detached houses situated on sizeable plots well separated from the highway.

Comments from Local Residents

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

Comments from Consultees

The application was not inspected by the Advisory Panel for Conservation Areas.

Planning Considerations

Policies BE1, H8, H9 and BE11 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design; ensure adequate separation between two storey development and the flank boundary; to safeguard the amenities of neighbouring properties; and to protect the overall character of conservation areas.

Following the submission of revised plans no specific conservation objections are raised, subject to conditions.

Planning History

A two storey extension proposed along the southern side of the host building was refused in 2001 (ref. 01/01356) on the basis that that it would detract from the character of the building and Conservation Area. That proposal was markedly different to this scheme.

Conclusions

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

Unlike most other houses along the street, the existing dwelling has been built at an angle in relation to the street and, as a consequence, the boundaries are tapered in relation to the house. In the case of the proposed side extension, the gap between the dwelling and the boundary increases as one approaches the rear of the site. With this in mind the proposal has been designed to make use of the tapering boundary, however in doing so there is a breach of Policy H9 which requires a minimum 1m sidespace and greater in areas where the spatial character requires. This occurs where the single storey front corner of the proposed extension projects to within 1m of the boundary, however this immediately tapers away to provide an increasing sidespace towards the rear of the dwelling.

Given the unique siting and design of the property, as well as the proposed degree of separation between the extension and the boundary overall, it is considered that the side/rear extension could be accommodated without harming the spatial standards which characterise the area. Furthermore, since the first floor element will be set back in relation to the dwelling frontage, it will somewhat be obscured from street, thereby preserving the architectural integrity of the host structure.

No specific concerns are raised in relation to the proposed garage of which the design will match many of the existing properties in the area. With regard to neighbouring amenity given the siting of the extension and the separation with the properties either side, it is not considered that this will be significantly harmed.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character or appearance of the Conservation Area.

Background papers referred to during production of this report comprise all correspondence on files refs. 01/01356 and 10/01128, excluding exempt information.

as amended by documents received on 18.06.2010

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 | ACC03 | Details of windows | | |
| | ACC03R | Reason C03 | | |
| 4 | ACI13 | No windows (2 inserts) | flank | first floor extension |
| | ACI13R | I13 reason (1 insert) | BE1 | |

Reasons for 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 satisfactory in relation to the following:

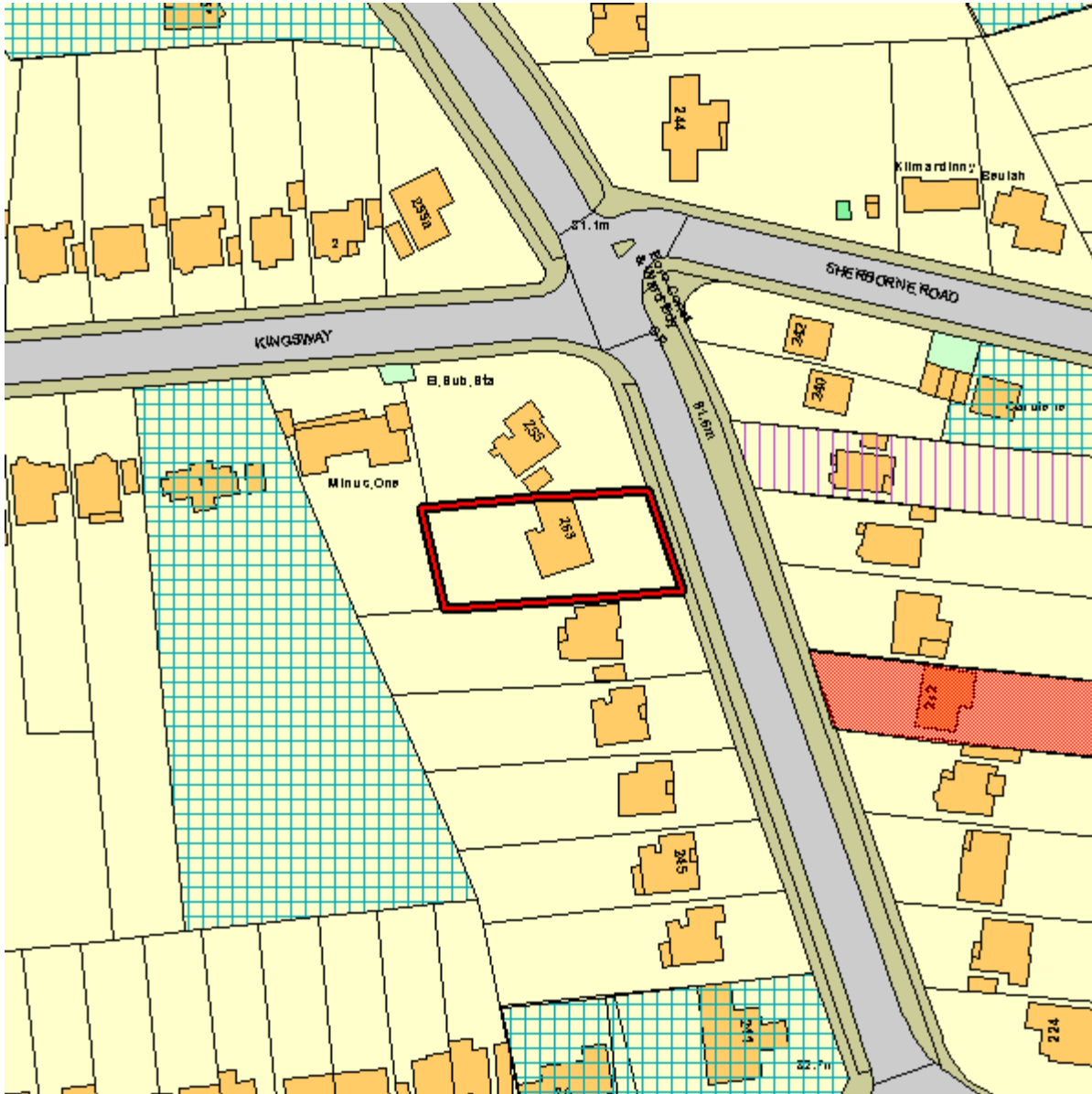
- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent property;
- (c) the character of the development in the Conservation Area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook 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.

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