

SECTION '2' – Applications meriting special consideration

Application No : 10/01918/FULL6

Ward:
Chislehurst

Address : 2 The Weald Chislehurst BR7 5DT

OS Grid Ref: E: 542973 N: 170860

Applicant : Mr J Moyce

Objections : YES

Description of Development:

Part one/two storey rear and two storey side extensions

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The application seeks planning permission for part one/two storey rear and two storey side extensions.

Location

The property is a two-storey, detached dwellinghouse located on the eastern side of The Weald, south of the junction with Walden Road. The properties in the surrounding area are mainly detached family dwellings of a similar size to the application site.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received, which can be summarised as follows:

- will need to be checked that the proposed two extensions will not cause undue loss of amenity to neighbouring amenity;
- would not wish to see the first floor extend any further into the garden than proposed; and
- proposal would have an adverse impact on the living conditions at No. 1 and the character of the area, contrary to relevant policies.

Comments from Consultees

Highways: States that there is enough room to park 2 cars on the frontage and consequently, would have no objection to the application.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
T3 Parking
T18 Road Safety

Planning History

No relevant planning history.

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 single storey side extension to the front of the dwelling has been removed from the proposal as originally submitted. Therefore, as the two storey side extension to the rear of the property maintains a 1 metre separation to the northern boundary, it now complies with side space policy H9 of the Unitary Development Plan and is considered acceptable with regard to its potential impact on neighbouring amenity and the character of the area.

The rear extension has been amended so that the first floor level has been reduced in depth from 3 to 2 metres. This reduction, along with the ground floor component only being 3 metres in depth, the application being full detached and the adjoining properties having been previously extended at the rear, are considered to warrant the extension acceptable in terms of the potential impact on neighbouring amenity and the character of the surrounding area. Conditions of any permission will also insure that the proposed window facing No. 1 The Weald will be obscure glazed and that no other windows will be installed in either of flank elevation of the extension so that no overlooking will occur.

With regard to highway safety, whilst the garage will be removed to accommodate the side extension, there is enough space on the frontage to park two cars and therefore, the proposal is considered acceptable and in accordance with policies T3 and T18 of the Unitary Development Plan.

To conclude, Members are asked to consider that the impact of the proposal is unlikely to be unduly harmful to the residential amenities currently enjoyed by the

occupiers of neighbouring properties and unlikely to harm the character of the area or the streetscene in general.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/01918, excluding exempt information.

as amended by documents received on 03.09.2010

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|--------|--|--|----------------|
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACC04 | Matching materials | | |
| | ACC04R | Reason C04 | | |
| 3 | ACI09 | Side space (1 metre) (1 insert) | northern | |
| | ACI09R | Reason I09 | | |
| 4 | ACI12 | Obscure glazing (1 insert) | at first floor level of the northern flank elevation | |
| | ACI12R | I12 reason (1 insert) | BE1 | |
| 5 | ACI13 | No windows (2 inserts) | southern flank | rear extension |
| | ACI13R | I13 reason (1 insert) | BE1 | |
| 6 | ACI17 | No additional windows (2 inserts) | northern flank | side extension |
| | ACI17R | I17 reason (1 insert) | BE1 | |

Reasons for granting permission:

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

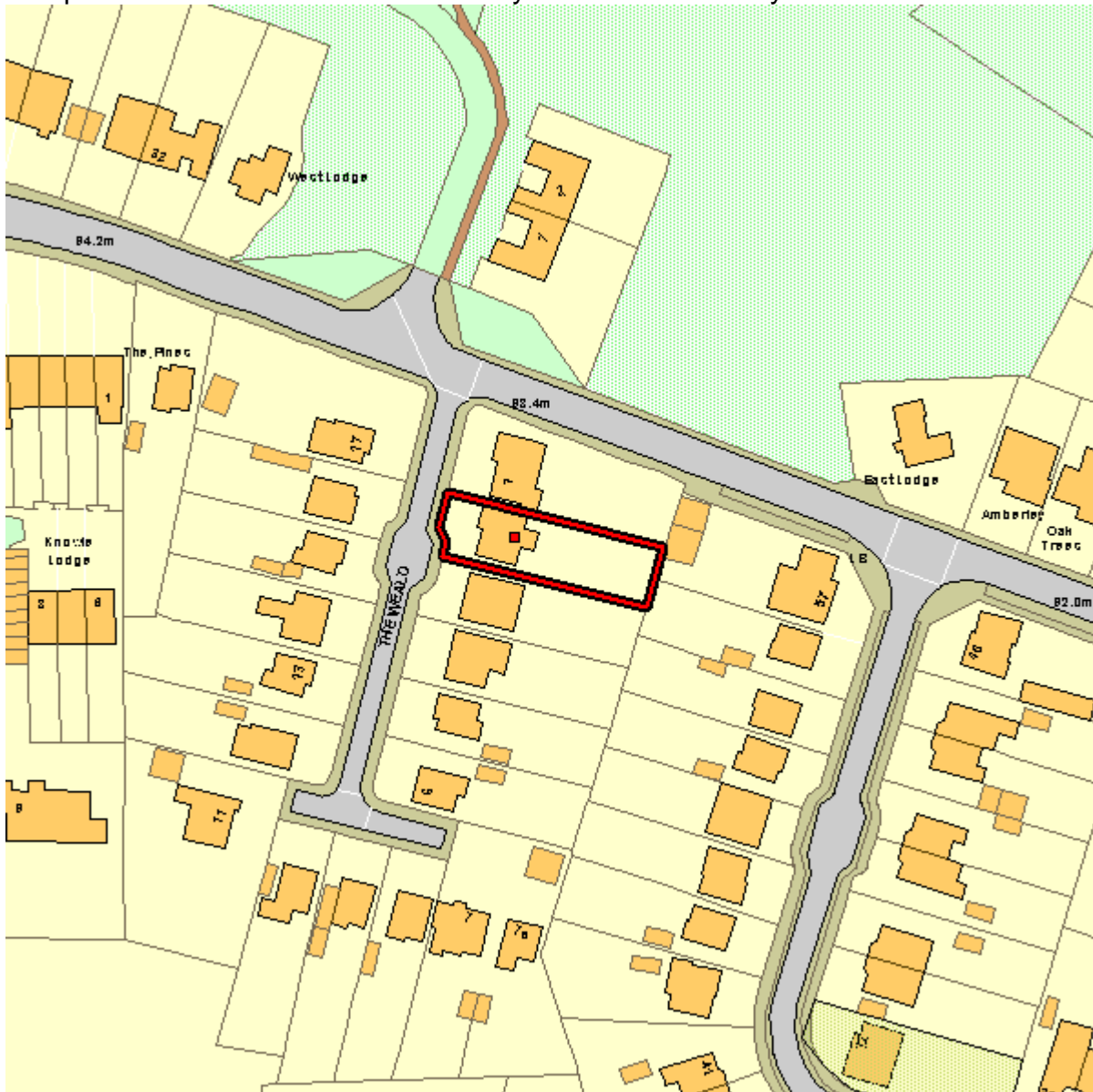
- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- T3 Parking
- T18 Road Safety

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

- (a) the appearance of the development in the streetscene;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the impact on highway safety;

and having regard to all other matters raised.

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