

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 12/01068/FULL6

**Ward:**  
**Bickley**

**Address :** Shadycombe Chislehurst Road  
Chislehurst BR7 5LE

**OS Grid Ref:** E: 542835 N: 169674

**Applicant :** Mrs L Buchanan

**Objections :** YES

**Description of Development:**

Part one/two storey front/side extension including cat-slide roof with side dormers and raised terrace, balustrade and steps to rear and side

Key designations:

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

**Proposal**

- It is proposed to add a part one/two storey side extension to the western side of this dwelling adjacent to Tudor Close
- It would project 4m to the side, and would leave a 3m gap to the side boundary
- The first floor element would take the form of side dormer extensions set within a catslide roof
- A raised terrace would be provided to the rear (which has been partially built) which would project a maximum 1.85m to the rear, and would have steps leading down into the garden
- Low level steps would also be provided to the side access door in the proposed side extension.

**Location**

Shadycombe is a large detached property located on the corner of Chislehurst Road and Tudor Close, and currently occupies a site of approximately 0.28ha. It lies within Bickley Area of Special Residential Character, and fronts Chislehurst Road which is a local distributor road.

## **Comments from Local Residents**

Letters of objection have been received from the occupier of No.2 Tudor Close whose main points of concern are summarised as follows:

- overlarge extension
- insufficient separation to the side boundary
- loss of privacy and outlook to neighbouring properties
- out of character with the surrounding area.

A letter of support has also been received from the occupier of Foxdene, Tudor Close.

## **Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies:

H8 Residential Extensions  
H9 Side Space  
H10 Areas of Special Residential Character  
BE1 Design of New Development  
NE7 Development and Trees

No significant trees would be directly affected by the proposals.

## **Planning History**

Permission was recently refused under ref. 11/03858 for the erection of a detached dwelling on the eastern part of the site adjacent to Milhurst on grounds relating to the unsatisfactory subdivision of the plot, and the harmful impact on the character and visual amenities of Bickley ASRC.

## **Conclusions**

The main issues in this case are the impact of the proposals on the character and appearance of Bickley Area of Special Residential Character, and on the amenities of nearby residents.

The site is located within Bickley Area of Special Residential Character, and its character is described in the UDP as "...essentially that of spacious inter-war residential development, with large houses in substantial plots...". Any new development should therefore respect this character.

The proposed extension would maintain an adequate separation to the side boundary with Tudor Close (3m at ground floor level, increasing to 4.2m at first floor level), and has been designed to match the existing dwelling. The catslide roof design gives a subservient appearance to the extension, and the proposals are not, therefore, considered to have a detrimental impact on the character or spatial standards of Bickley ASRC.

With regard to the impact on neighbouring properties, the extension would be situated approximately 23m away from the front elevations of Nos.1 and 2 Tudor Close, and would not directly impact on the amenities of nearby residents. The rear terrace would project 1.85m to the rear, and would not cause any undue overlooking of neighbouring properties.

The rear wall of the proposed side extension would be close to 2 conifers, but these trees would not be considered worthy of special protection.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03858 and 12/01068, 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'n'l surfaces) |    |              |
|   | ACC01R | Reason C01                                |    |              |
| 3 | ACI10  | Side space (1 insert)                     | 3m | ground floor |
|   | ACI10R | Reason I10                                |    |              |

### **Reasons for permission:**

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

- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character
- BE1 Design of New Development
- NE7 Development and Trees

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

- (a) the visual impact on the Area of Special Residential Character
- (b) the impact on the amenities of the occupiers of nearby residential properties
- (c) the impact on significant trees on the site

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

### **INFORMATIVE(S)**

- |   |       |                         |
|---|-------|-------------------------|
| 1 | RDI09 | Side Space (Extensions) |
|---|-------|-------------------------|

**Application:**12/01068/FULL6

**Address:** Shadycombe Chislehurst Road Chislehurst BR7 5LE

**Proposal:** Part one/two storey front/side extension including cat-slide roof with side dormers and raised terrace, balustrade and steps to rear and side

