

SECTION '2' – Applications meriting special consideration

Application No : 12/01496/FULL6

Ward:
Chislehurst

Address : 4 Queensgate Gardens Chislehurst BR7
5SD

OS Grid Ref: E: 544646 N: 169631

Applicant : Mrs A Tawana

Objections : YES

Description of Development:

Single storey side extension with accommodation in roof space to join existing garage to side

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

Permission is sought for a single storey side extension with accommodation in roof space.

To the front elevation the proposal will project 3.4 metres and adjoin an existing single storey detached garage, integrating this by a doorway with the development. To the rear the projection increases to 5 metres with a total flank elevation of 8.7 metres. A distance of 1.5 metres is provided to the boundary.

The roof is of a hipped design and has a ridge height of just below the eaves of the existing property to a height of 5.2 metres. The roofspace provides a bathroom to a depth of 3.3 metres from the existing flank elevation and a length of 4.4 metres, rooflights are provided to the front and rear roof slopes to a height of some 1.5 metres from internal floor level.

Location

The application site is within the Chislehurst Conservation Area and is a large detached dwelling of the same style as the neighbouring properties within Queensgate Gardens, other than No.2 which is of a different style. To the rear are the properties located along Manor Park, in particular The Oaks which is a Locally Listed Building and adjoins the southern boundary of the site.

Comments from Local Residents

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

- the proposal does not overcome the previously refused schemes
- the rooflights will result in overlooking
- overshadowing will result to the garden of 'Mariners'
- the proposal is out of character with the conservation area
- the development is out of scale to the host dwelling and neighbouring properties
- damage to nearby trees
- a precedent will result if permission is given
- flooding may result from the large footprint of the development
- the proposal will harm the public vista and skyline

Comments from Consultees

From a conservation point of view no objections are raised and it is felt the proposal overcomes the grounds of refusal of previous schemes, with no adverse impact upon the conservation area.

Planning Considerations

The application 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 1 and 2

Supplementary Planning Guidance: Chislehurst Conservation Area

Planning History

A single storey side extension was constructed under building regulations in 1985.

The site has been the subject of two recently refused applications for a two storey side extension.

Application ref. 11/00288 was refused on the grounds that:

The proposed extension by reason of its footprint, height, scale and bulk would not appear subservient to the host dwelling and would be over dominant and detrimental to the appearance of the existing dwelling, detrimental to the character and appearance of the conservation area and

street scene in general contrary to Policies BE1, BE11, H8 and H9 of the Unitary Development Plan.”

The proposed side extension, by reason of the level of separation between the flank elevation and the property boundary, would be out of character in this locality, detrimental to the streetscene, amenities of neighbouring residential properties and the prevailing character of this part of the Chislehurst Conservation Area, contrary to Policies BE1, BE11 and H9 of the Unitary Development Plan.”

Application ref. 11/01914, for a revised scheme, was refused on the grounds that:

The proposed extension by reason of its footprint, height, scale and bulk would not appear subservient to the host dwelling and would be over dominant and detrimental to the appearance of the existing dwelling, detrimental to the character and appearance of the conservation area and street scene in general contrary to Policies BE1, BE11, H8 and H9 of the Unitary Development Plan.”

This application was subsequently dismissed at appeal with the Inspector concluding that the proposal would be harmful to the appearance of Queensgate Gardens and result in an unbalancing of the host dwelling by reason of its size and bulk.

Conclusions

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

The previously refused applications were for two storey side extensions and these were found to be unacceptable in terms of their impact upon the host dwelling, the conservation area and the character of Queensgate Gardens. No objections were raised in these refusals or by the subsequent Inspector’s decision upon the impact upon the amenities of neighbouring residents, or the impact upon any neighbouring trees.

As a result of these refused schemes, the applicant has sought to remove the first floor component and related roof enlargement and instead utilise the space within a hipped roof to the ground floor extension to provide a single bathroom (as opposed to the bedrooms previously proposed). This has substantially lowered the height of the development with the staggered hipped roof design greatly reducing the bulk at first floor level.

It is noted that an existing single storey side extension exists and that this is to be further enlarged. This existing element has a hipped roof with a ridge height of 4 metres, with the proposal having a total height of 5.2 metres. This ridge will also increase in depth from 1.8 metres to 2.7 metres. It is considered that the increase in 1.2 metres for the roof height and 0.9 metres in width will not adversely impact the balance of the property or the character of Queensgate Gardens. A lower

section of roof with a height of 3.7 metres and a width of 1 metre at ridge level is proposed to the front elevation and it is considered that this is also acceptable.

As such it is considered that the proposal would represent an acceptable increase in height and width the ground element already in place and that the reduction in bulk overcomes the previous grounds for refusal.

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 of the conservation area or host dwelling.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01496 and 11/01914, excluding exempt information.

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 ACI11 Obscure glaz'g/details of opening (1 in) western and
 eastern roof slopes

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 4 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

BE11 Conservation Areas

H8 Residential Extensions

H9 Side Space

Supplementary Planning Guidance 1 and 2

Supplementary Planning Guidance: Chislehurst Conservation Area

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