

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

Application No : 12/01624/FULL6

Ward:
Chislehurst

Address : 52A Elmstead Lane Chislehurst BR7
5EL

OS Grid Ref: E: 542506 N: 171008

Applicant : Mr Jamie Thompson

Objections : YES

Description of Development:

Redevelopment to provide a first floor extension with balcony area to master bedroom and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads

Proposal

The proposal involves the formation of first floor accommodation above the entire ground floor. The extension will occupy the area above the existing ground floor and rise to a maximum height of approximately 6.7m (as measured from the lowest part of ground level). It will be externally clad in timber and will incorporate a flat roof.

Location

The site is located at the junction of Elmstead Lane and Walden Road with the dwelling fronting Walden Road. The western site boundary (fronting Elmstead Lane) is bounded by a timber fence behind which are situated a number of trees which obscure the dwelling.

The dwelling is of modernist white-painted design, which may be considered uncharacteristic of its immediate surroundings. The northern side of the building adjoins a neighbouring garage relating to No 52. According to the Design and Access Statement the building was originally built as a doctors' surgery.

Comments from Local Residents

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

- proposed flat roof and timber cladding represents an improvement on the previous scheme which involves a mansard roof. However, the provision of a flat roof will result in a bulky and dominating structure.
- forward and corner position of the dwelling may make it difficult to extend
- proposal will be overbearing
- overlooking
- proposal is similar to previously refused application
- incongruous form of development
- existing single storey dwelling is relatively inconspicuous
- drawings do not represent scheme in context of immediate surroundings

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1 and H8 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, and to safeguard the amenities of neighbouring properties.

Planning History

Under ref. 11/01878, an application for a first floor extension with new accommodation provided within a mansard roof was refused on the following ground:

The proposed mansard roof is of poor design, bulky in appearance, out of character with surrounding development and harmful to the appearance of the host dwelling, thereby contrary to Policies BE1 and H8 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 and the impact that it would have on the amenities of the occupants of surrounding residential properties.

In comparison to the 2011 application which involved the provision of a mansard roof above the existing structure, it is considered that this scheme, incorporating a flat roof, will appear less dominant and obtrusive. The proposal, involving as it does the provision of a flat roof extension, will help to reduce the overall bulk of the structure, whilst the utilisation of external timber cladding will make for a softer finish. Although the enlarged dwelling will appear more prominent in relation to the existing structure, on balance it is considered that this will not undermine the

character of the surrounding area given its siting and relationship to surrounding houses which are two storeys in height.

Objections have been raised in relation to the impact of the development on the amenities of the adjacent dwelling at No 52 – situated immediately to the north of the site – on the basis that this will result in overlooking and loss of light. Given the orientation and layout of the dwellings and their relationship to one another it is not considered that its amenities will be so adversely affected as to warrant refusal. A similar assessment was made in relation to the 2011 proposal which incorporated a similar floor layout, and this issue was not a ground for refusal in that case.

Background papers referred to during production of this report comprise all correspondence on files refs 11/01878 and 12/01624, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
 - 2 ACC07 Materials as set out in application
 ACC07R Reason C07
 - 3 ACI17 No additional windows (2 inserts) side and rear first floor
 extension
 ACI17R I17 reason (1 insert) BE1
 - 4 ACK01 Compliance with submitted plan
- Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area, and in the interest of the amenities of the adjacent properties.
- 5 AJ01B Justification GENERIC reason FULL6 apps

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