

SECTION '2' – Applications meriting special consideration

**Application No :** 12/01844/FULL6

**Ward:**  
**Chislehurst**

**Address :** Piermont Kemnal Road Chislehurst BR7  
6LY

**OS Grid Ref:** E: 544554 N: 171069

**Applicant :** Mr And Mrs B Walker

**Objections :** NO

**Description of Development:**

Part one/two storey side extension and roof alterations to incorporate rear dormers

Key designations:

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Sites of Interest for Nat. Conservation

**Proposal**

The proposal is for a part one/two storey side extension with a side space gap to the boundary of the site varying between 12.4m and 14.8m to the rear.

The ground floor footprint is 10.89m wide and a maximum of 15.5m deep – the last 3.09m of which is the orangery which projects to the rear of the main rear elevation.

The first floor is stepped back 2 metres from the rear elevation.

Both floors of the side extension are set back from the main front elevation so the extension is subservient to the host dwelling.

The attic accommodation is shown as storage space.

**Location**

The application site is on the eastern side of Kemnal Road immediately south of South Lodge and the entrance to Foxbury.

**Comments from Local Residents**

None

### **Comments from Consultees**

APCA take the view that the roof line of the extension should be lowered to align with the ridge of the existing main gable. This would enable a breakback to the existing hipped roof. In response the applicant has pointed out in a letter and supporting plan that changing the ridge height would produce a flat top which is apparently less sympathetic.

### **Planning Considerations**

The application falls to be determined in accordance with the following policies of the UDP:

BE1 Design of New Development  
BE11 Conservation Areas  
H8 Residential Extensions  
G1, G6 Adjacent to the Green Belt

### **Planning History**

97/02096 permission was granted for a detached 5 bedroom house with triple garage and games room. The garage and games room were to the side of the property where the extension is now proposed but set forward of the building line. Amendments were approved in 1999 and 2000.

10/2201 permission was granted for a single storey front/side extension.

11/01553 permission was granted for a single storey rear extension and detached garden store.

### **Conclusions**

The site area of the property has been extended since the original 1997 permission by the acquisition of garden land from South Lodge. This has facilitated the generous side separation between the flank of the extension and the boundary of the site.

The plot is crossed to the rear of the property by the Green Belt boundary.

While the extension is substantial the separation to adjoining properties is such that the main issues are the effect that it would have on the character and appearance of the Chislehurst Conservation Area. The proximity to the Green Belt boundary is not considered harmful as the extension is proportionate to the size of the plot.

While the comments of APCA are noted, it is considered that the change to the roof pitch suggested would be on balance less sympathetic to the character of the dwelling.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
          ACA01R      A01 Reason 3 years
- 2      ACA04      Landscaping Scheme - full app no details  
          ACA04R      Reason A04
- 3      AJ02B      Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1    Design of New Development

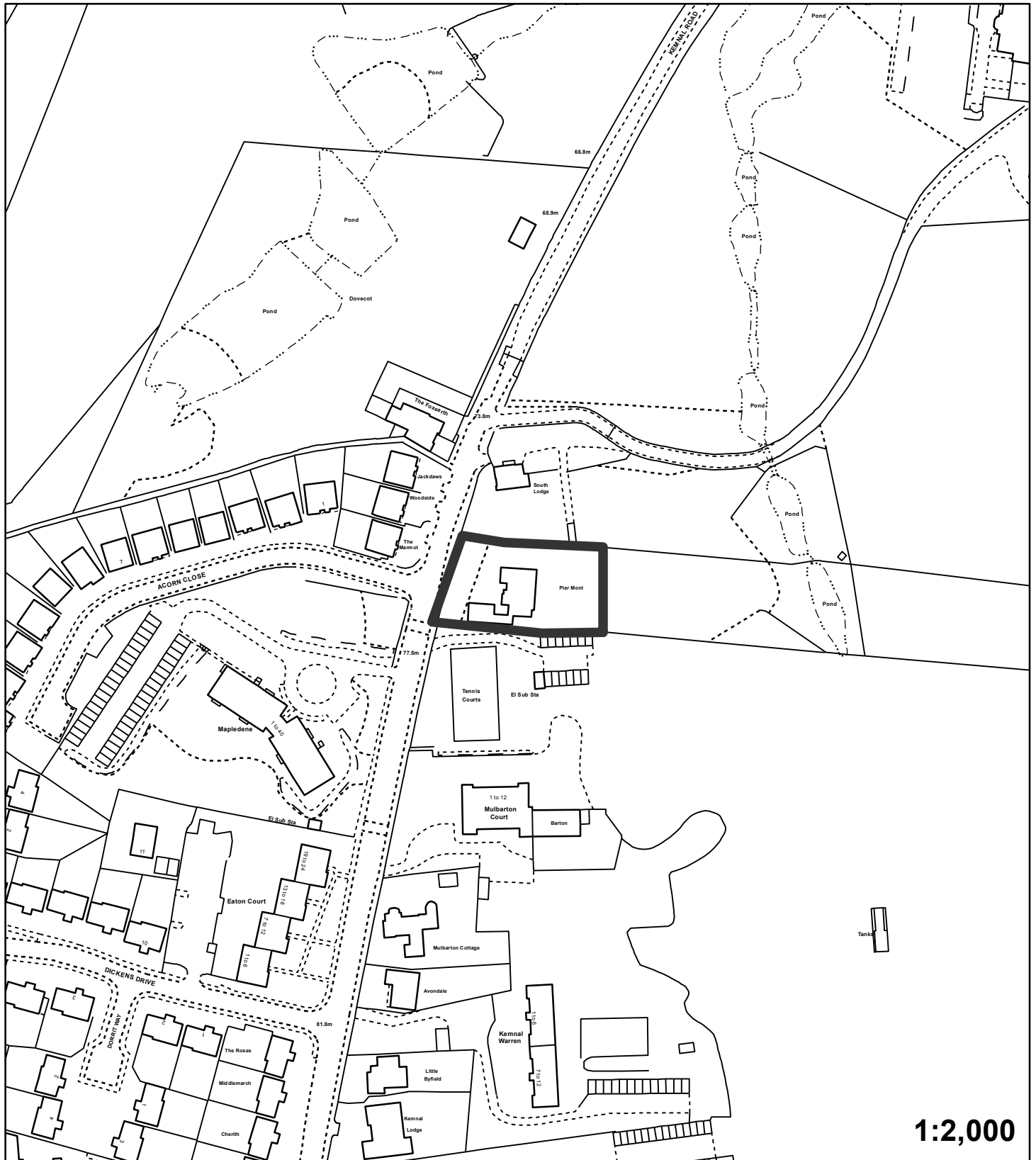
BE11    Conservation Area

H8      Residential Extensions

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