

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

Application No : 12/02009/FULL6

Ward:
Chislehurst

Address : 22 Grove Vale Chislehurst BR7 5DS

OS Grid Ref: E: 543177 N: 170921

Applicant : Mr Anthony Jenkins

Objections : YES

Description of Development:

Part one/two storey front/side and rear and first floor rear extensions and roof lantern to single storey rear element

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Tree Preservation Order

Proposal

The proposal involves the removal of the existing garage and the erection of two storey side extension which would align with the existing dwelling and maintain a minimum 1.0m separation to the flank boundary.

Location

The application property is situated approximately mid-way along Grove Vale, a residential street comprising detached houses set within fair-sized plots.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and a number of representations, including from the Chislehurst Society, were received which can be summarised as follows:

- enlargement of roof and raising of ridge height will result in development out of scale and character within the streetscene
- potential risk of disturbance to drainage
- overdevelopment of the site

- excessive building mass
- proposal could lead to a precedent of similar development
- overshadowing and loss of privacy
- spatial standards of streetscene will be undermined
- houses along Grove Vale have been extended, but none have increased in height
- errors on plans and application form

Any further comments will be reported verbally at the meeting.

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, H8 and H9 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, to safeguard the amenities of neighbouring properties, and ensure a satisfactory standard of separation in the case of two storey development.

No objections have been raised by the Tree Officer

Planning History

Under ref. 72/00745, planning permission was granted for a part one/two storey extension, including an attached garage. Permission was granted to raise the garage roof height under ref. 78/00363, and a car port was approved under ref. 82/02472.

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 application dwelling forms part of streetscene characterised by two storey detached houses constructed in the 1950s. A number of alterations, including extensions, have been carried out to various houses along the street. The proposal has been revised from its previously submitted form to remove a roof extension which sought to raise the ridge height by approximately 0.5m. In this revised form the original form of the roof is maintained, although it will be widened to encompass the two storey addition. Accordingly the proposal accords with the established character of the area.

From a neighbouring amenity perspective the proposed development will be situated within close proximity of the dwellings at Nos. 21 and 23 Grove Vale (situated to either side). The bulk of the ground and first floor extensions will be situated to the northern side of the existing dwelling: as such the main change

visible from the side of No 23 will be the enlarged roof. Given the separation between the properties it is not considered that the amenities of No 23 will be undermined.

Specific objections have been raised by the resident at No 21 on the basis that the proposal will lead to a loss of light and privacy. Although the proposal will extend the application dwelling to within closer proximity of No 21, given that this will align with the existing house and will occupy part of the garage footprint and, also taking the separation between the two houses into consideration, it is not considered that its amenities will be so adversely affected to warrant refusal. The amended roof design will further reduce the bulk of the dwelling discernable from the side of No 21. Furthermore, it is considered that concerns of overlooking could be overcome by way of glazing condition.

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 area.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02009, excluding exempt information.

as amended by documents received on 28.08.2012 09.10.2012

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) north-eastern
 ACI09R Reason I09
- 4 ACI11 Obscure glaz'g/details of opening (1 in) along the first floor
 north-eastern elevation
 ACI11R Reason I11 (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) first floor flank extension
 ACI17R I17 reason (1 insert) BE1
- 6 ACK01 Compliance with submitted plan
 ACC03R Reason C03
- 7 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space