

SECTION '2' – Applications meriting special consideration

Application No : 12/02671/FULL6

Ward:
Chislehurst

Address : 6 Gossington Close Chislehurst BR7
6TG

OS Grid Ref: E: 543974 N: 171571

Applicant : Mr Tidings Manzini

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

The application was deferred at Plans Sub-Committee on the 22nd November 2012 in order to seek a reduction in the size of the extension in order to increase the separation from the neighbouring property at No. 5. Although no amendments have been made, additional information has been received dated 06/12/12 indicating the relationship with the neighbouring property and a 45 degree angle to indicate the relationship with the neighbouring ground floor window. The report is repeated below, updated where necessary.

Proposal

- The proposed extension will replace the existing conservatory and will have a rear projection of 3.0m and a width of 9.5m.
- The roof will be sloped with a height of 3.5m and an eaves height of 2.7m.

Location

The application site is on the northern side of Gossington Close. The site comprises a detached two storey dwelling in an area characterised by similar detached development with relatively small rear gardens. The wider area is residential in character, with similarly sized dwellings and plots.

Comments from Local Residents

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

- erosion of small rear garden
- obtrusive and oppressive extension
- loss of privacy and overlooking
- loss of sunlight and daylight
- impact on character and building line of the house

Comments from Consultees

None.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development) and H8 (Residential Extensions) of the adopted Unitary Development Plan.

The Council's adopted SPG guidance is also a consideration.

Planning History

None.

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 proposal would be separated from dwellings on Beechwood Rise by a suitable distance to prevent visual impact and loss of light. No. 6 is sited further forward in its plot than No. 5 and therefore the proposed 3m rear projection will not extend significantly beyond the rear wall of No. 5. The gardens of Nos. 5 and 6 face north and it is considered that the proposal would not harm the outlook from the rear windows of No. 5 for these reasons.

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. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/02671 and 12/02672, excluding exempt information.

as amended by documents received on 06.12.2012

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 ACK01 Compliance with submitted plan

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

Reasons for granting permission:

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

- BE1 Design of New Development
- H8 Residential Extensions

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

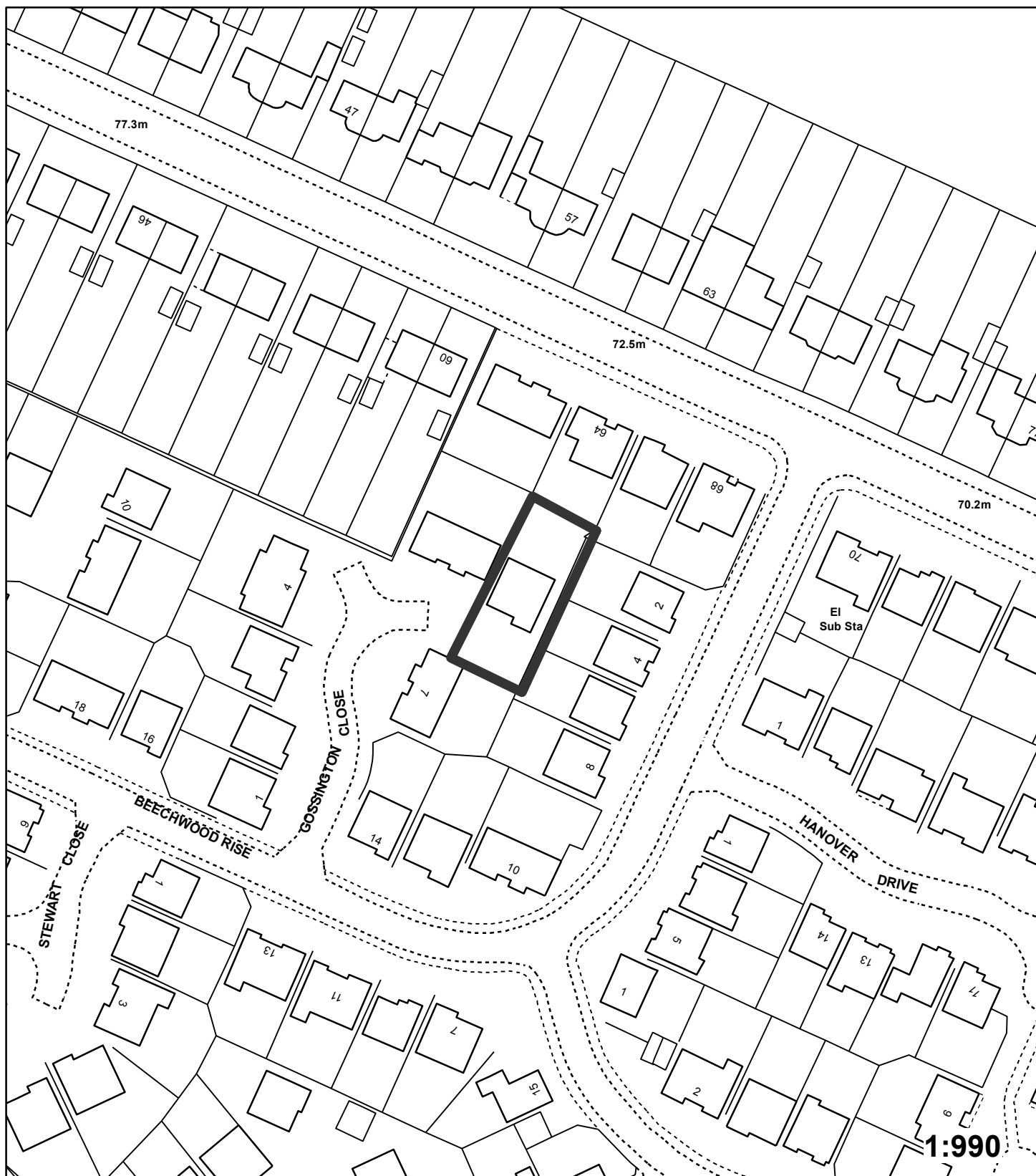
- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed

and having regard to all other matters raised.

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Address: 6 Gossington Close Chislehurst BR7 6TG

Proposal: Single storey rear extension



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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