

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

Application No : 12/03044/FULL6

Ward:
Chislehurst

Address : 16 The Weald Chislehurst BR7 5DT

OS Grid Ref: E: 542938 N: 170867

Applicant : Mrs Adele Marianetti-Lim

Objections : NO

Description of Development:

Part one/two storey side and rear extension

Key designations:

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

Proposal

The proposal relates to a part one/two storey side and rear extension.

Location

Site relates to a detached two storey property located on the west side of The Weald. The area is characterised by properties of similar design and size.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

N/A.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development

H8 Residential Extensions
H9 Side Space

Planning History

A single storey rear extension was permitted in 1984 (ref. 84/01859)

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 proposed extension would have a ground floor study built right up to the boundary. The two storey aspect would be set 1m from the boundary itself, however it would be contrary to Policy H9 by virtue of a slight attachment to the ground floor aspect; the amount of two storey development that fails to comply with Policy H9 would be approximately 300mm in depth. The majority of the two storey aspect would be set in 1m from the boundary and serves to preserve the spatial standards that Policy H9 protects. This, together with the fact it is set down and well back from the principle elevation would give it a clear subservient appearance and is therefore deemed a suitable situation to warrant an exception to Policy H9. In addition, this proposal is almost identical to one permitted and built at No.2 The Weald opposite and is therefore not considered to represent an extension out of character with the area.

To the rear, the extension would project 3m from the rearmost elevation. Although this represents a slightly bulky element of the proposal, it would not warrant refusal given its siting and relationship to the adjacent property No.17. The Weald, which itself benefits from a two storey rear extension. To the south side there is considered to be minimal impact on No.15 given the orientation of the property and that the extension would be set back 1.9m to this side.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03044, 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 AJ02B Justification UNIQUE reason OTHER apps

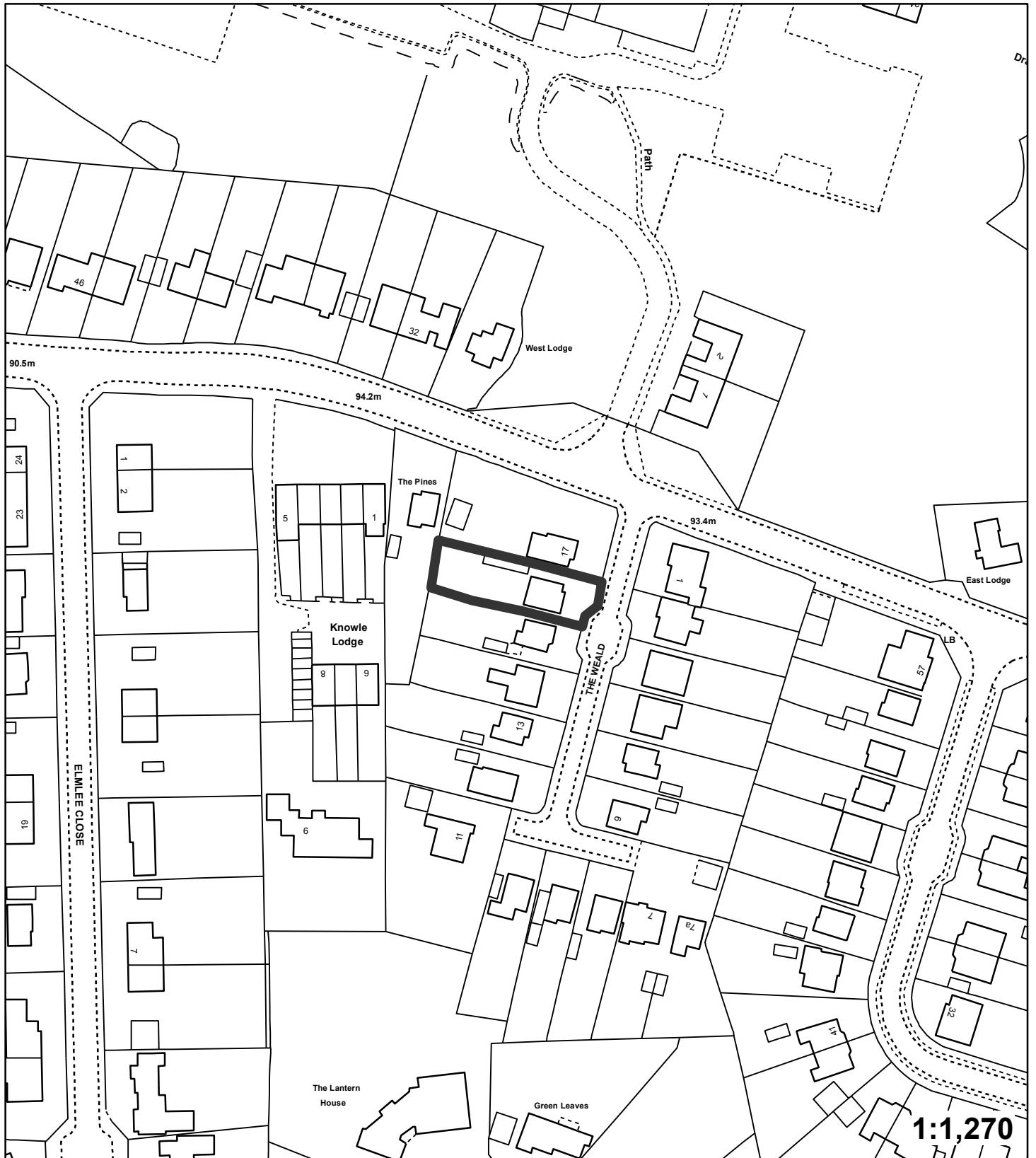
Policies (UDP)

BE1 Design of New Development
H8 Residential Extensions
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"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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