

SECTION '2' – Applications meriting special consideration

Application No : 12/03719/FULL6

Ward:
Chislehurst

Address : 22 Heathfield Chislehurst BR7 6AE

OS Grid Ref: E: 544272 N: 170632

Applicant : Mr John Collins

Objections : YES

Description of Development:

Part one/two storey side and rear extension, pitched roof to side garage, enlargement to front dormer and elevational alterations

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

- The proposed rear extension will have a rear projection of 5.8m at ground floor level and a first floor rear projection of 5.0m.
- The width will be 16.3m at ground floor level and 12.1m at first floor level, resulting in an extension which will not project to the sides of the house at first floor level. The roof will be gable ended with a height of 7.8m.
- To the front of the house an open porch feature is proposed within the existing front elevation. The existing first floor front dormer will be increased in size to 2.9m in width and 4.0m in total height, in order to accommodate first floor rooms.
- A pitched roof is proposed to be added to the existing flat roofed side garage.

Location

This property is located on the northern side of Heathfield and currently comprises a large inter war arts and crafts style detached two storey dwelling. Heathfield lies within the Chislehurst Conservation Area and is characterised by similar large houses set within large and spacious plots.

Comments from Local Residents

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

- loss of light and outlook
- overshadowing
- excessive development/impact on character of area
- poor design in respect to host building
- overdevelopment and excessive footprint
- inaccuracies on plans
- impact on street scene
- impact on trees

Comments from Consultees

The Advisory Panel for Conservation Areas (APCA) has objected to the front section of the proposal on the basis of poor design and out of character appearance.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE11 (Conservation Areas), H8 (Residential Extensions), H9 (Side Space) and NE7 (Development And trees) of the adopted Unitary Development Plan.

The Supplementary Planning Guidance for the Chislehurst Conservation Area and the Council's adopted SPG guidance are also considerations.

Planning History

None.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Chislehurst Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties. The impact on trees is also a consideration.

The Supplementary Planning guidance for the Chislehurst Conservation Area states:

'4.24 Any extensions or additions should reflect the forms, materials, textures and finishes of the host building, along with the design philosophies underlying its style. These vary between individual buildings in this Conservation Area, and will need to respond to the specific building. The proportions, positioning and integration of an addition relative to the host building are important and deserving of significant design effort to safeguard not only the building's contribution to the public realm, but its enduring value to the owner. It

should not be so large as to dominate or compete in visual terms with the host building.

- 4.25 Materials utilised in additions and alterations should match those of the host building, such as through the re-use of reclaimed materials where possible, or by careful matching of new materials. Care should be taken with details such as the matching of bonds and continuation of stringcourses or lintels.
- 4.26 Details characteristic of the building type and era should be retained wherever possible. Alterations to the exterior form and detailing of a contributory building should respond sensitively to the significant elements of the building. In particular attention should be paid to protecting and reflecting element of the original design detailing, such as chimneystacks, ridge tiles, lintels, and stringcourses. Every effort should be made to retain and repair such original details, which can be costly and difficult to repair later.'

The proposed two storey extensions would represent a large extension that would greatly increase the bulk of the building. However the resulting structure would not be in advance of the building line and would concentrate the bulk to the rear of the house. The extensions would not appear bulky or prominent within the street scene and would not significantly alter the character of the house from the front.

The existing house is a good example of the inter war arts and crafts style with a strong and effective asymmetric gable feature that is typical of this style. The proposed front open porch feature would not be considered to alter this design and the pitch to the side garage roof would not impact significantly on the character of the house. On balance, the proposed enlarged front dormer would continue to represent a roof feature that would sit comfortably within the roof space and would not impact negatively on the character of the conservation area or the dwelling.

The proposed extensions would not extend to the rear of the neighbouring property at No. 24. The property at No. 20 is separated from the flank boundary by the presence of a detached garage and although there will be some impact in terms of loss of prospect and visual impact, this is not considered to be sufficiently severe so as to warrant refusal. The extension will project to the rear to a point level with the back of the garage at No. 20, with the first floor extending 4m beyond the rear wall of the neighbouring kitchen, separated by 7m. The proposal will impact on the kitchen, however this room possesses rear and flank windows and is therefore served by multiple sources of light and outlook. The property at No. 24 possesses a first floor flank window which would be affected by the proposal, with the proposed first floor extension projecting further to the rear, thus affecting outlook. Subject to obscure glazing in the proposed first floor flank window, this rear projection is not considered to unacceptably exacerbate the impacts on this neighbouring window. This window would continue to be served by light due to the separation and it is therefore considered that the proposal would not impact harmfully on the amenities of neighbouring residential properties.

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 conservation area. No impact on trees would result. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03719, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 3 ACC03 Details of windows
 ACC03R Reason C03
- 4 ACI12 Obscure glazing (1 insert) in the first floor flank elevations
 ACI12R I12 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) flank extensions
 ACI17R I17 reason (1 insert) BE1
- 6 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and BE11 of the Unitary Development Plan and in the interest of the visual amenities of the conservation 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
- BE11 Conservation Areas
- H8 Residential Extensions
- H9 Side Space
- NE7 Development and Trees

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
- (d) the impact on the character and appearance of the Chislehurst Conservation Area
- (e) the impact on trees

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

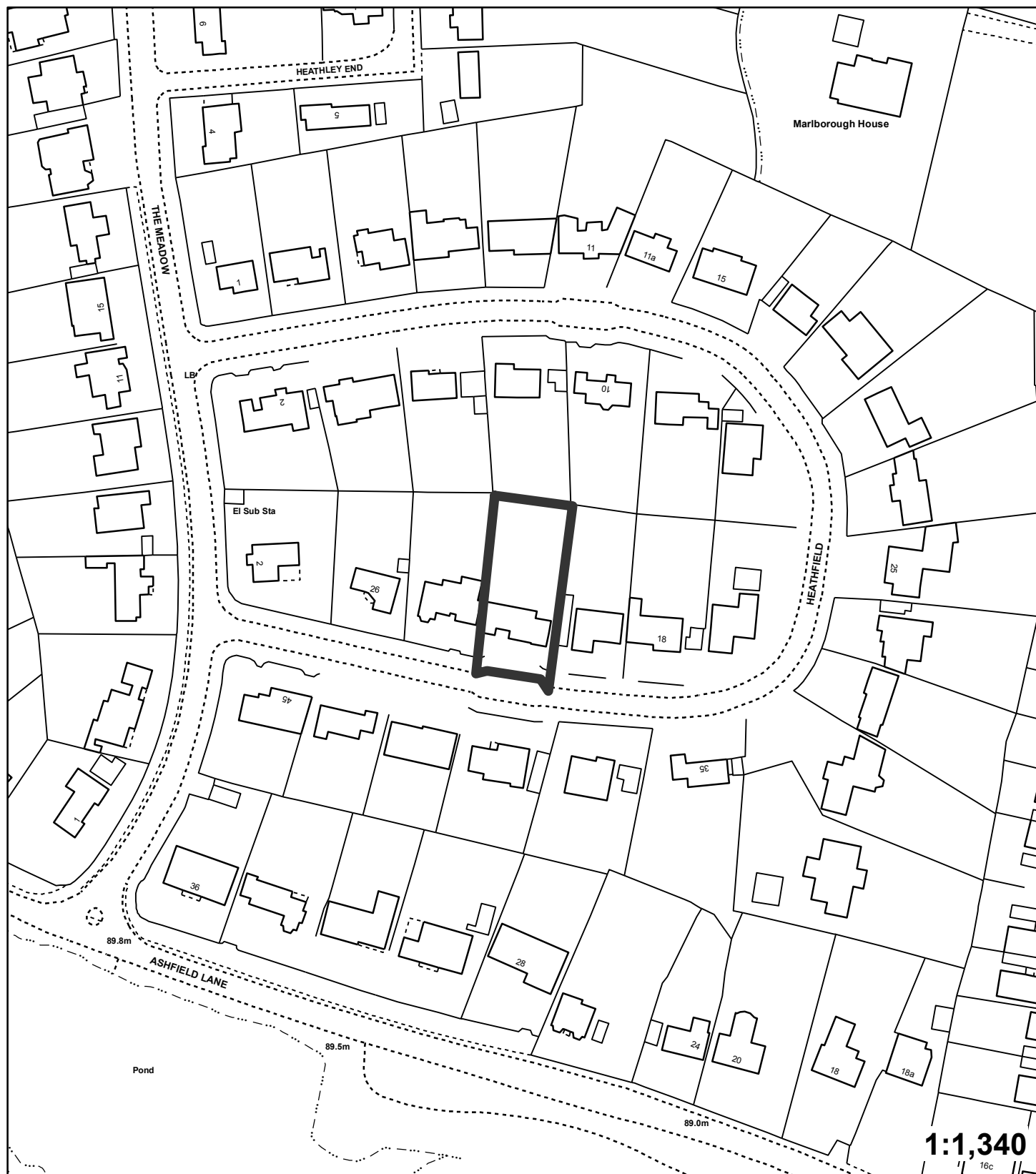
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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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