

SECTION '2' – Applications meriting special consideration

Application No : 12/03762/FULL6

Ward:
Bickley

Address : 27 Logs Hill Chislehurst BR7 5LN

OS Grid Ref: E: 542254 N: 169931

Applicant : Mr B Khanna

Objections : YES

Description of Development:

First floor side extension and lower ground floor front extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads

Proposal

The proposal relates to a first floor side extension and lower ground floor front extension.

- The proposed first floor extension to the southern end of the property (closest to the boundary with No.25) would add an additional 4.3m to result in a 7.5m high flank. It would be 5.4m in width and be located 1.1m from the side boundary, although this narrows to 0.87m to the rear.
- The proposed lower ground extension will increase the size of the existing bathroom and measure 1.7m in depth x 1.6m in width x 2.9m in height.

Location

The site relates to a two storey detached property located on the west side of Logs Hill. The area is characterised by detached dwellings of similar size but varying in design. Although the relationship between the application site and no.25 Logs Hill is close, there is a reasonably high standard of spatial separation between dwellings in general.

Comments from Local Residents

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

- out of character with the sense of space and openness of the area.
- would result in houses too close together which would have a negative impact on the streetscene.
- flank wall which states 1.09m distance to boundary on plan actually narrows to 0.87m, contrary to Policy H9.

Comments from Consultees

None.

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

The property has been extended a number of times in the past;

In 1988, a first floor extension and alterations to the roof was granted under ref. 88/02405/FUL.

Later that year a revision was submitted for replacement of cladding from tiles to timber 88/04660/OTH.

A single storey rear extension was granted permission in 1994 under ref. 94/00553/FUL.

In 2006, an upper side roof extension to provide music room and extension to rear balcony was permitted under ref. 06/03714/FULL6.

In 2009, a first floor side and extension to lower ground floor was permitted under ref. 09/00202/FULL6. The proposed extensions are identical to this proposal but time for its implementation has expired.

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. Also of note is the planning history for an identical scheme (09/00202/FULL6).

There has been no change in circumstances on the site since the last proposal. Whilst there has been no change in policy either, Policy H9 was not considered under the previous application. This is because there appears to have been a

discrepancy on the previous plans which failed to show that the boundary narrows from 1.1m to 0.87m to the rear. Therefore, the first floor side extension would be strictly against policy H9, which is the reason for its determination at committee.

The proposed extension would add a first floor level to the south side of the property. It would share a similar form as the first floor north side elevation with a lowered pitch and half hipped roof, bringing symmetry to the dwelling. It would be built flush with the flank wall of existing ground floor element.

The area is characterised by dwellings with a good standard of spatial separation. The closest relationship exists between the application site and No.25 Logs Hill to the south. Therefore the additional loss of space between these dwellings would appear slightly cramped and out of character with the street scene.

Aside from the visual amenity of the proposed extension there is considered to be no undue loss of amenity to the neighbouring properties given the size and design of the extension and relationship to No.25 Logs Hill.

The ground floor front extension is considered acceptable in all respects given its size, design and siting.

On balance the proposal is considered acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03762, excluding exempt information.

as amended by documents received on 28.11.2012 28.01.2013

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 |
| | ACC01R | Reason C01 |
| 4 | AJ02B | Justification UNIQUE reason OTHER apps |

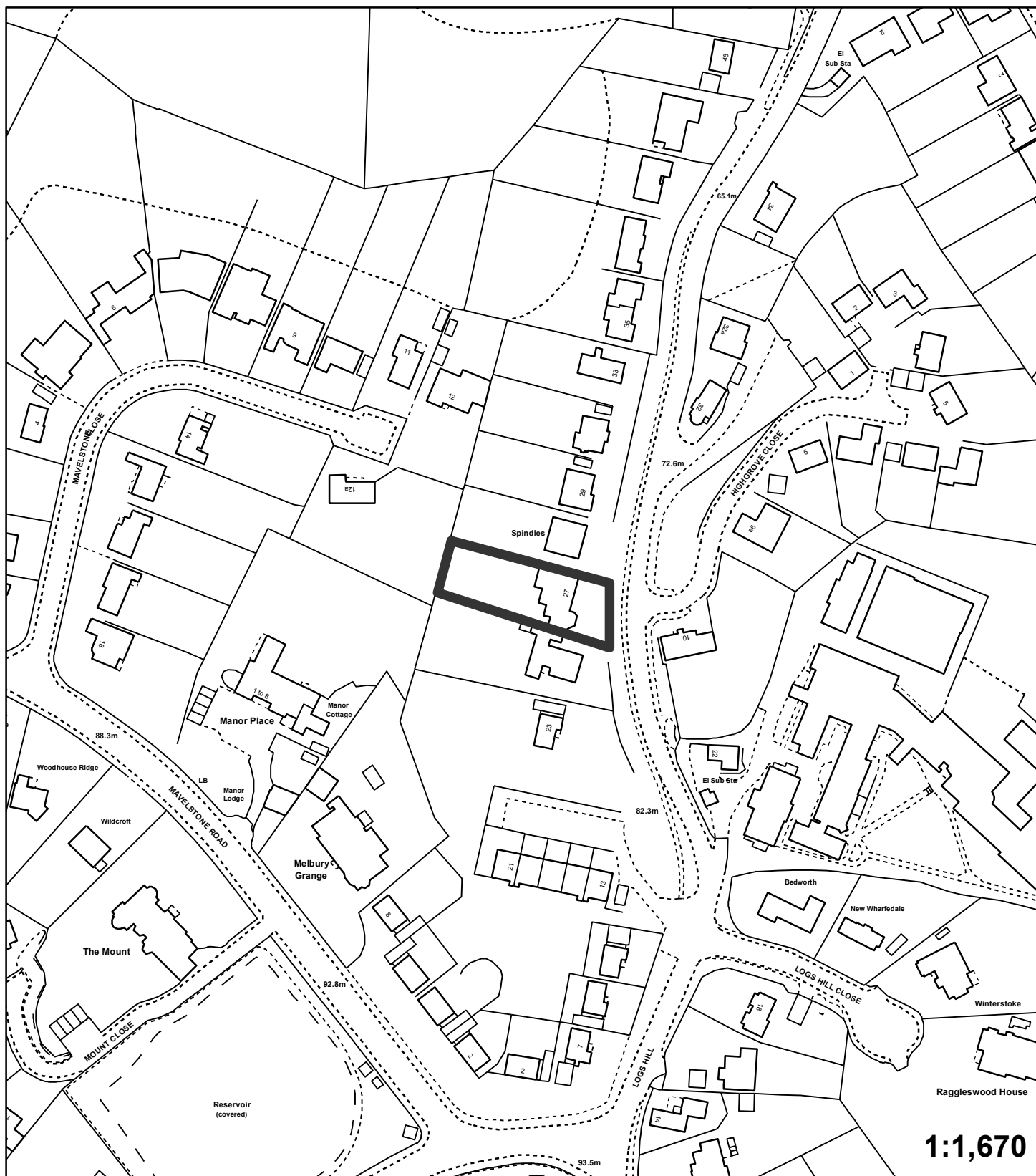
Policies (UDP)

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

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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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