

SECTION '2' – Applications meriting special consideration

Application No : 13/00478/FULL6

Ward:
Petts Wood And Knoll

Address : The Tudor House 267 Chislehurst Road
Orpington BR5 1NS

OS Grid Ref: E: 545306 N: 168192

Applicant : Mr S Gurdere

Objections : NO

Description of Development:

Extension to existing garage to rear

Key designations:

Conservation Area: Chislehurst Road Petts Wood

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Local Cycle Network

London City Airport Safeguarding

London City Airport Safeguarding Birds

London Distributor Roads

Proposal

The proposal involves a 4.0m rearward extension to an existing detached garage which is situated to the north east of the host dwelling. According to the accompanying Design and Access Statement the extension will be finished in materials that identically match the existing garage.

Location

The application site is situated at the corner of Chislehurst Road and Birchwood Road and falls within the Chislehurst Road, Petts Wood Conservation Area. The eastern boundary of the site adjoins the A208 Chislehurst Road, whilst the northern boundary adjoins a railway line. The "Tudor House" is the only building within the conservation area that is included on the Council's list of buildings of local architectural or historical interest.

The Supplementary Guidance for Chislehurst Road, Petts Wood states that the conservation area remains as it was constructed, containing detached houses with a neo vernacular influence. The gardens of the houses are well landscaped and now contain many mature trees. As a result, it represents a fine example of a "Garden Suburb" development, very close in appearance to the intentions of its designers.

Paragraph 2.5 of the SPG makes specific reference to the application dwelling:

“One of the builders undertaking the development process was Leslie Carter Clout. In 1930 he constructed "Tudor House" in Birchwood Road to a design by Culliford and took up residence there himself. The house is a striking and high quality example of the neo Tudor style. Many construction details were derived from the Kent vernacular, including the use of Kent Peg roof tiles, soft red brick and a structural timber frame. The visual effect achieved by this house was carried over to many of the smaller houses in the area.”

Comments from Local Residents

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

Comments from Consultees

No technical Highways objections have been raised.

Planning Considerations

Policies BE1, BE10 and BE11 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;
- ensure that a proposal to alter, change or extend a locally listed building will be sympathetic to its character, appearance and special local interest, and will respect its setting;
- and to protect the overall character of the Borough's conservation areas.

The Supplementary Guidance for the Chislehurst Road, Petts Wood Conservation Area is also relevant.

Planning History

There have been two previous applications to enlarge the existing garage, both of which have been refused, as outlined below.

Under ref. 12/00192, a proposed garage extension which would also have been built to the rear of the existing garage and incorporate a footprint measuring 12.0m x 9.1m, and rise to a maximum height of approximately 6.2m with a flat top roof was refused on the following grounds:

“The proposed extension would, by reason of its size and siting, appear overdominant and harmful to the visual amenities of the Chislehurst Road Petts Wood Conservation Area, contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan, and the Supplementary Planning Guidance for the Chislehurst Road, Petts Wood Conservation Area.”

“The proposed development, by reason of its height, size and siting would be detrimental to the setting of the adjacent Locally Listed Building, contrary to Policy BE10 of the Unitary Development Plan and supplementary guidance for locally listed buildings.”

A further application, ref. 12/02100, whereby the garage would be extended by 9.0m beyond the existing structure, and rise to a maximum height of approximately 6.2m and have a matching roof as the existing was refused on similar grounds to the previous application. A subsequent appeal was dismissed, in which the Planning Inspector made the following remarks:

“the proposal would result in a significant elongation of the building as well as a substantial increase in its scale and mass and an enlargement of its footprint. It would be a sizeable addition.” (Para. 5)

“The tall hedge that generally marks the site’s highway frontages and other vegetation would largely screen the proposed extended building from public vantage points. Nevertheless, its upper section would be evident particularly in views from Chislehurst Road in the vicinity of the site. When seen from this highway, the considerable length of the ridge and expanse of roof slope would indicate the building’s scale and mass. Given the position of the appeal building in the foreground to The Tudor House when seen from Chislehurst Road, it would visually compete with the locally listed building with the new built form in place. In doing so, the proposal would materially reduce the positive contribution of The Tudor House to the visual character of the CA.” (Para 6)

“Although located no closer to The Tudor House than the existing garage, the proposal would result in a significantly larger building. In my opinion, the additional built form would noticeably reduce the space around the main house, to the detriment of its setting.” (Para. 7)

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the Chislehurst Road Petts Wood Conservation Area and the impact that it would have on the setting of this locally listed building, “Tudor House”.

The dwelling at “Tudor House is situated fairly centrally within the plot with the existing detached garage located toward the north eastern corner. The plot is quite open and well landscaped and this contributes to the setting of the Locally Listed Building. The local historic and architectural significance of the property is noted.

In comparison to the previous two planning applications to extend the garage it is considered that the size of the proposed addition has been significantly reduced (down from 12.0m depth in the case of 12/00192, and 9.0m in the case of ref. 12/02100).

Whilst the a 4.0m extension does, in general terms, still represent a considerable enlargement the proposal is considered to be proportionate in size relative to the existing structure which measures approximately 10.0m in length (as scaled from the plans), and on the basis that a generous separation will continue to be maintained between the rear elevation of the enlarged garage and the rear boundary of the property. The enlarged garage will appear less dominant within the setting of this locally listed building and less prominent in relation to “The Tudor House” and so its setting will be less affected.

On balance this proposal is considered acceptable with regard to its impact on the character and appearance of the Conservation Area and on the setting of the locally listed building.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00192, 12/02100 and 13/00478, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC01
ACC01R | Satisfactory materials (ext'nl surfaces)
Reason C01 |
| 3 | ACC03
ACC03R | Details of windows
Reason C03 |
| 4 | ACK01
ACC03R | Compliance with submitted plan
Reason C03 |
| 5 | AJ02B | Justification UNIQUE reason OTHER apps |

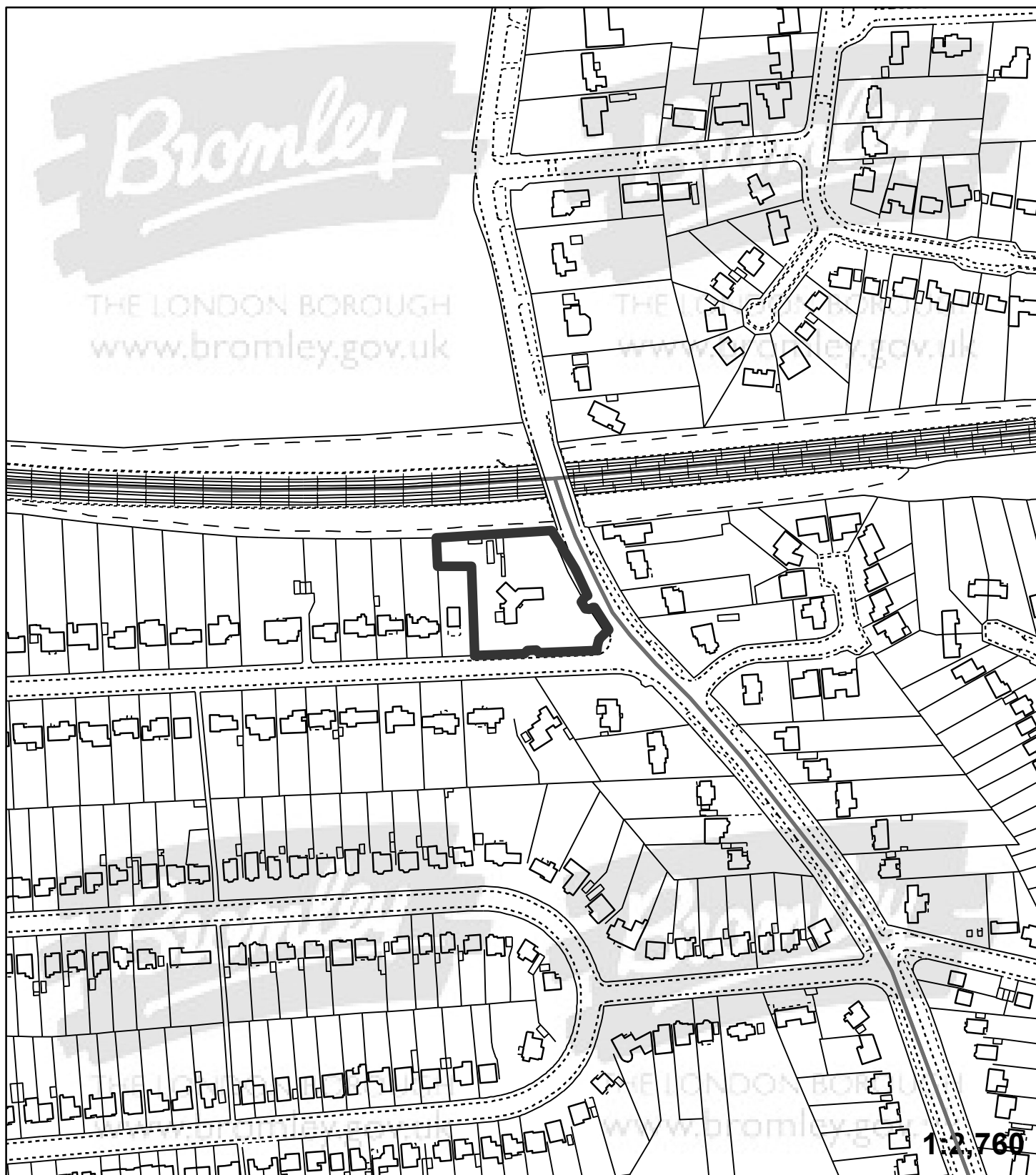
Policies (UDP)

- BE1 Design of New Development
- BE10 Locally Listed Buildings
- BE11 Conservation Areas

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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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