

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

Application No : 13/00432/FULL6

Ward:
Chislehurst

Address : The Cottage Summer Hill Lodge
Summer Hill Chislehurst BR7 5NY

OS Grid Ref: E: 543515 N: 169679

Applicant : Mrs Patricia Price

Objections : NO

Description of Development:

First floor side extension

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Locally Listed Building

Proposal

It is proposed to add a first floor side extension measuring approximately 4.4m x 2.4m to the western side of this dwelling, which would have a hipped roof over. A north-facing rear window would be the only window serving the proposed bedroom.

Due to a tapering flank boundary, the southern part of the extension would come within 0.45m of the boundary, but the separation would increase to over 1m at its northern end.

Location

This two storey dwelling forms part of a larger locally listed property comprising a number of dwellings which lie within Chislehurst Conservation Area. The land slopes down from Summer Hill, and The Cottage lies at a lower level than Bank House and Summer House adjacent.

Comments from Local Residents

A letter has been received from Mill Place (Chislehurst) Management Limited requesting that provisions be put in place to allow access to private driveways and garages to neighbouring properties in Mill Place during construction works.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

- BE1 Design of New Development
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- H8 Residential Extensions
- H9 Side Space

Planning History

Permission was granted in 2008 (ref. 08/01415) for a rear conservatory extension which has been built.

Conclusions

The main issues in this case are the impact of the proposals on the character and spatial standards of Chislehurst Conservation Area, on the appearance of the locally listed building, and on the amenities of nearby residents.

Policy H9 of the UDP requires a minimum 1m separation to be provided to the flank boundaries of the site in respect of two storey development in order to prevent a cramped appearance and unrelated terracing from occurring, and to protect the spatial standards and visual amenity of the surrounding area. Although part of the resulting two storey development would be situated within 1m of the boundary of the site, due to the location of the building in relation to neighbouring properties, and its limited visibility within the street scene, the proposals are not considered to appear unduly cramped nor have a harmful impact on the appearance or spatial standards of the Conservation Area.

With regard to the impact on nearby residential properties, the extension would have only one rear-facing first floor window, which is unlikely to result in any undue loss of privacy to neighbouring residents, whilst the size and bulk of the extension is not considered to have a seriously detrimental impact on the outlook from or light to neighbouring properties.

Therefore, although the proposals would not strictly speaking meet the provisions of the Council's side space policy, they may be considered acceptable in this instance as they would provide a sympathetic and subservient extension to the existing locally listed dwelling, which would not appear overdominant nor out of character with this part of Chislehurst Conservation Area.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/01415 and 13/00432, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|--------|--|---------------------|-----------|
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACI13 | No windows (2 inserts) | western or southern | extension |
| | ACI13R | I13 reason (1 insert) | BE1 | |
| 3 | ACK01 | Compliance with submitted plan | | |
| | ACC01R | Reason C01 | | |

Reasons for permission:

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

- BE1 Design of New Development
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- H8 Residential Extensions
- H9 Side Space

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

- (a) the impact on the character and appearance of Chislehurst Conservation Area
- (b) the impact of the development on the amenities of nearby residential properties

and having regard to all other matters raised, including neighbours concerns.

Application:13/00432/FULL6

Address: The Cottage Summer Hill Lodge Summer Hill Chislehurst BR7 5NY

Proposal: First floor side 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"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.