

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

Application No : 13/00832/FULL6

Ward:
Chislehurst

Address : 11 Walkden Road Chislehurst BR7 6DX

OS Grid Ref: E: 543350 N: 171480

Applicant : Mr Marijus Kuklys

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormer and roof lights to front, single storey rear extension, garage to rear and formation of vehicular access and hard standing

Key designations:

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

Proposal

Planning permission is sought to enlarge the existing ground floor area at the rear by approximately 3m and to enlarge the existing roof which will incorporate a partial hipped end with a rear dormer.

Permission is also sought for a garage to be built to the rear of the dwelling alongside that of No 9 and which would also be partially elevated relative to the local ground level.

Location

The application dwelling form on half of a pair of semi-detached bungalows and is situated along the western side of Walkden Road, a residential street comprising of both one- and two-storey houses.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations were received:

- additional bulk and massing will result in a dwelling out of scale and keeping with the host dwelling and adjacent dwellings

- proposal will unbalance the elevation associated with this pair of semi-detached bungalows
- overlooking resulting from proposed rear dormer toward neighbouring properties including adjacent conservatory at No 13
- encroachment onto neighbouring property [Agent who submitted the application has confirmed that this will not occur]
- concerns regarding impact on structure of adjoining semi

Comments from Consultees

No technical Highways objections have been raised.

Planning Considerations

Policies BE1 and H8 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 which complements the qualities of the surrounding area; and to safeguard the amenities of neighbouring properties.

Planning History

There is no relevant planning history relating to the application property.

Of note, gable-end roof extensions have been added to the neighbouring dwellings at Nos. 3 and 5: these having been approved under refs. 00/03189 and 03/00360 respectively.

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.

As noted above the application dwelling forms one half of a pair of semi-detached bungalows. The majority of the extension will be provided within the roof area and whilst the roof profile of the existing roof will be altered, it is considered that the incorporation of a partial hipped end will enable a satisfactory balance to be maintained between the application and adjoining dwellings. Furthermore, the submitted plans show that the ridge height of the enlarged roof will be unchanged.

Although objection have been raised in relation to loss of privacy it is considered that the proposal will be relatively modest in scale and that the provision of a rear dormer will not lead to excessive overlooking in the direction of neighbouring houses. Such an arrangement may be considered typical within such suburban locations.

With regard to the proposed garage, this will align with an existing structure at No 9 and so it will appear fairly discreet from within surroundings.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00832, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACK01
ACC03R | Compliance with submitted plan
Reason C03 |
| 4 | AJ01B | Justification GENERIC reason FULL6 apps |

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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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