

SECTION '2' – Applications meriting special consideration

Application No : 13/00923/FULL6

Ward:
Chislehurst

Address : 11 Cromlix Close Chislehurst BR7 5SJ

OS Grid Ref: E: 543527 N: 169456

Applicant : Mr Michael Quinn

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormer extensions and roof lights to front

Key designations:

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

Proposal

- The proposal seeks to construct a rear dormer extension that will have a width of 3.3m and a height of 1.9m, with a flat roof.
- Two small rooflights are proposed to the front elevation.

Location

The site is located on the south western side of Cromlix Close and comprises a two storey end of terrace house. The area is characterised by similar dwellings set within relatively small plots. The area falls within the Chislehurst Conservation Area.

Comments from Local Residents

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

- loss of privacy and overlooking
- impact on character of the conservation area

The Chislehurst Society has raised an observation that the rear dormer may give rise to overlooking.

Comments from Consultees

APCA did not inspect the application.

Building Control has been consulted on the feasibility of the construction of the roof dormer whilst retaining a suitable head height within the resulting roof space. Comments have been received that state that the proposal would be compliant with Building Regulations as it achieves a 2m head height for the staircase. The lower head height for the roof room is considered suitable and this ceiling level would be the choice of the occupier of the house.

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
BE11 Conservation Areas
H8 Residential Extensions

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

Planning History

There is no recent and relevant planning history at the site.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the conservation area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The proposed roof alterations will mainly be sited to the rear of the house and will not impact on public areas of the conservation area. The proposed dormer will be small and in context with the house. It is considered that the proposal will not impact harmfully on the character of the conservation area for these reasons. To the front of the house, the proposed rooflights will be modest in size and subject to suitable materials will not appear intrusive within the street scene and will not harm the character and appearance of the building.

The proposed rear dormer will face towards the rear garden of No. 1 Heatherbank to the rear, which is 17m away, and is not considered to result in a harmful degree of overlooking. Although the dormer will provide an elevated position of vantage

that does not exist from the first floor windows, the original layout of the estate allows some overlooking from the first floor windows into neighbouring gardens in general and therefore no significant additional harm would be considered to result. No. 1 Heatherbank is sited on lower ground and possesses a high side boundary fence and retaining wall adjoining the rear of the garden of No. 11. As a result, there will be views from this elevated position however the views will be over the end of the garden which is on higher ground. The tall boundary fence (which is at first floor level) provides some degree of privacy to an extent for the house and lower garden at No. 1. In addition, the side boundary possesses vegetation which should over time provide further screening of the dormer. On balance, the proposed dormer is not considered to add significant harm to the amenities of neighbouring 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 area. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00923, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

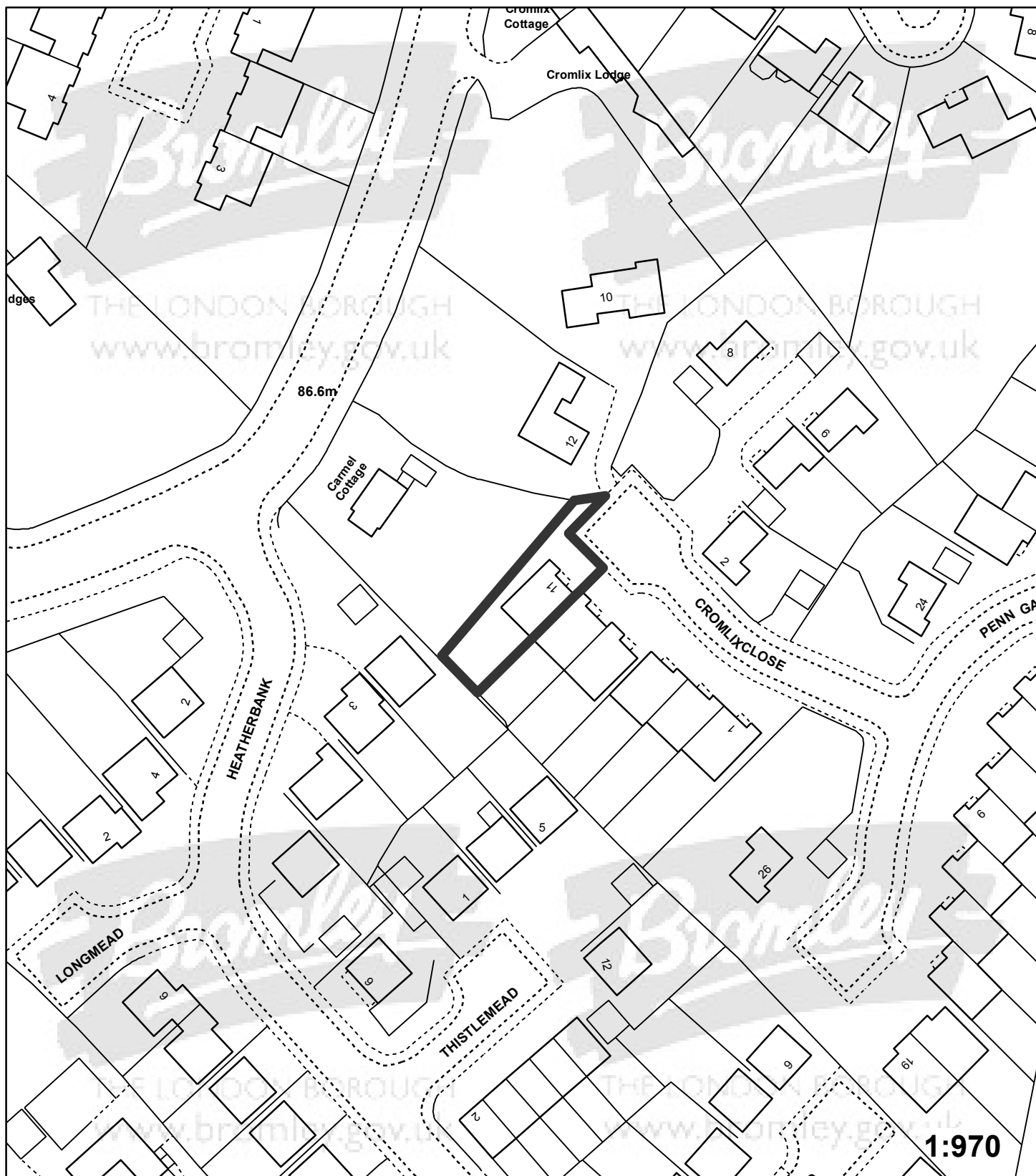
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 3 ACC03 Details of windows
 ACC03R Reason C03
- 4 ACK01 Compliance with submitted plan

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.

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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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