

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

Application No : 13/01129/FULL6

Ward:
Chislehurst

Address : Lutine 7 Marlings Park Avenue
Chislehurst BR7 6QN

OS Grid Ref: E: 545686 N: 168735

Applicant : Mr Dean Ellis

Objections : NO

Description of Development:

Two storey side and single storey rear extensions

Key designations:

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

Proposal

A two storey side extension would extend from the rear, south east corner of the dwelling with a hipped roof. It would retain a 1m side space to the boundary but 20mm would overlap a single storey element and therefore it would technically breach Policy H9.

A single storey rear extension would be 6m deep and extend adjacent to the boundary of No.5. It would retain the 1.2m gap to the boundary.

Location

The site relates to a detached property located on the Marlings Park Avenue. Properties in the area are of similar design and size, set back from the road and benefit from relatively deep rear gardens.

Comments from Local Residents

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

Comments from Consultees

N/a.

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

A single storey rear extension was permitted in 2006 under ref. 06/00139 and was subsequently built. It would be demolished if this proposal was constructed.

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.

The application has been drawn to the attention of Plans Sub Committee because it would breach Policy H9 Side Space. The two storey side extension would be set 1m from the boundary in its majority. However, there would be a 20mm overlap with an existing single storey side extension that is within 1m of the boundary, in breach of Policy H9.

The proposal is well set back from the front and is not considered to represent a cramped form of development. The harm to the character of the area is therefore minimal and an exception to Policy H9 is considered justified.

The single storey rear extension at 6m deep is considered to have acceptable impact on the amenity of 5 Marlings Park Avenue given the separation distance between the properties and the fact that this property already benefits from a single storey rear extension 3m deep. In addition, 5 Marlings Park Avenue have a proposal pending consideration which includes a 5m deep rear extension (13/01061/FULL). The existing and potential future amenity of the occupants of 5 Marlings Park Avenue is considered to be unharmed. The distance of the single story extension to the other side, no.9, suggests minimal harm. The two storey side extension is adequately set away from the boundary, has no further rear projection or any first floor side windows.

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.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01129, excluding exempt information.

as amended by documents received on 23.04.2013

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 |

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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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