

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

Application No : 13/01269/FULL6

Ward:
Bickley

Address : Shadycombe Chislehurst Road
Chislehurst BR7 5LE

OS Grid Ref: E: 542835 N: 169674

Applicant : Mr James Mckeown

Objections : YES

Description of Development:

Two storey side extension

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Tree Preservation Order

Proposal

It is proposed to add a 2.1m wide two storey side extension to the western side of this detached property which is located on a corner plot. The extension would be set back 0.45m from the front elevation of the dwelling, and would extend up to 0.61m from the rear elevation. The proposed roof design would mirror the existing main roof.

Location

Shadycombe is a large detached property located on the corner of Chislehurst Road and Tudor Close, and currently occupies a site of approximately 0.28ha. It lies within Bickley Area of Special Residential Character, and fronts Chislehurst Road which is a local distributor road.

Comments from Local Residents

Letters of objection have been received from nearby residents at Nos.1 and 2 Tudor Close whose main points of concern are summarised as follows:

- extension too close to neighbouring property
- overdevelopment of the site
- permission has already been granted for a two storey rear extension along with a new dwelling in the eastern part of the original site which was allowed on appeal
- loss of outlook
- disruption during building works
- the plans do not show the permitted rear extension which has not yet been built.

Letters of support have also been received from local residents.

A Ward Member considers that the proposals would constitute a cramped overdevelopment of the site.

Planning Considerations

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

- H8 Residential Extensions
- H10 Areas of Special Residential Character
- BE1 Design of New Development

Planning History

Permission was refused in March 2012 (ref.11/03858) for the erection of a detached dwelling on the eastern part of the site adjacent to Milhurst on grounds relating to the unsatisfactory subdivision of the plot, and the harmful impact on the character and visual amenities of Bickley ASRC. The appeal was allowed in February 2013, and the land has been fenced off.

Permission was refused in June 2012 (ref.12/01068) for a part one/two storey side extension to the western side of the dwelling, which included a cat-slide roof with side dormers, and a raised terrace at the rear, on the following grounds:

- 1 The proposed front/side extension represents a cramped overdevelopment of the site, detrimental to the spatial standards, character and visual amenity of the Area of Special Residential Character, contrary to Policies BE1 and H10 of the Unitary Development Plan.
- 2 The proposed front/side extension would be overdominant and would be detrimental to the amenities that the occupiers of nearby properties might reasonably expect to be able continue to enjoy by reason of visual impact and loss of prospect in view of its size and bulk, contrary to Policy BE1 of the Unitary Development Plan.

No appeal was lodged.

Permission was granted in October 2012 (ref.12/02334) for a two storey rear extension, and the retention of a raised terrace. The rear extension has not been built to date but the permission remains extant.

Conclusions

The main issues in this case are the impact of the proposals on the character and appearance of Bickley Area of Special Residential Character, and on the amenities of nearby residents.

The site is located within Bickley Area of Special Residential Character, and its character is described in the UDP as "...essentially that of spacious inter-war residential development, with large houses in substantial plots...". Any new development should therefore respect this character.

The proposed two storey side extension would project 2.1m to the side but would still maintain a separation of 6.1m to the western side boundary with Tudor Close, thus maintaining the spacious character of this corner plot. The roof over the extension, which has been designed to mirror the existing main roof, would not appear overdominant nor unbalanced within the street scene, while the set-back gives a subservient appearance.

The proposed part one/two storey side extension to the western side of the dwelling, which was refused under ref.12/01068, was for a significantly wider side extension (4m wide as opposed to 2.1m), and included a cat-slide roof with bulky side dormers. The current proposals are considered to make a significant improvement over the refused scheme, and would not constitute an overdevelopment of the site nor have a detrimental impact on the character or spatial standards of Bickley ASRC.

With regard to the impact on neighbouring properties, the extension would be situated at least 25m away from the dwellings in Tudor Close, and the first floor flank bathroom window would be obscure glazed. Given this arrangement and the generous side space on this corner plot, the proposals are not considered to directly impact on the amenities of nearby residents nor on the street scene.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03858, 12/01068, 12/02334 and 13/01269, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 Before the development hereby permitted is first occupied, the proposed window(s) to the bathroom at first floor level in the western flank elevation shall be obscure glazed in accordance with details to be submitted to and

approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

- 3 ACI12R I12 reason (1 insert) BE1
- ACK01 Compliance with submitted plan
- ACK05R K05 reason

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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"