

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 13/01691/FULL6

Ward:
Chislehurst

Address : High Ridge Walden Road Chislehurst
BR7 5DH

OS Grid Ref: E: 543314 N: 170639

Applicant : Mrs Shirley Beglinger

Objections : YES

Description of Development:

Single storey side and rear extension incorporating enlargement of existing dwelling together with provision of swimming pool, plant room, gym, sauna and changing area

Key designations:

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

Proposal

The proposed extension will be situated adjacent to the SE boundary of the site and be built alongside the existing dwelling and beyond: extending to a maximum depth of 25 metres beyond the rear elevation of the existing dwelling, and falling slightly short of the rear site boundary. In view of the varied ground level of the site, the height of the extension will decrease to 3.3 metres at the rear (at ridge height). The proposed extension will include a 12m-long swimming pool and gym. In addition, a garden store measuring 2.1m in length is proposed along the opposite side of the dwelling.

The application is accompanied by a Tree Survey, Arboricultural Impact Assessment & Draft Arboricultural Method Statement.

Location

The site is situated along the eastern side of Walden Road, approximately 25 metres off its junction with Willow Grove. It is surrounded at either side by two storey detached houses within what is a predominantly residential area. The area to the rear of the site contains a large oak tree within the rear garden of "Wyngates" in Willow Grove.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations have been received on behalf of the neighbouring property at No 2, which are summarised as follows:

- unacceptable impact on the residential amenities of the occupants of No 2 arising from an overbearing and enclosing impact on their private rear garden
- proximity of plant room could cause noise disturbance and create chlorine odour
- detrimental impact on the character and appearance of the street
- over-dominant development, out of scale with surrounding development

Comments from Consultees

No objection was raised by the Council's Drainage Adviser, subject to a surface water drainage condition.

No objection raised by Thames Water, subject to conditions relating to the emptying of the proposed swimming pool.

No objection from an Environmental Health perspective, subject to condition requiring details of pool plant and enclosure being agreed

Any additional comments will be reported verbally at the meeting.

Planning Considerations

Policies BE1, H8 and NE7 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure that new development does not adversely affect the amenities of neighbouring properties; that it achieves a satisfactory standard of design which complements the qualities of the surrounding area; and to ensure that new development does not lead to the loss of, or undermine the long-term health of trees of importance.

Planning History

Under ref. 09/02677, planning permission was granted to enlarge and increase the roof height of the main dwelling, for a front portico with canopy, a pitched roof over the existing garage, and for elevational alterations.

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 proposed extension will incorporate a substantial projection extending up to 25 metres beyond the rear elevation of the existing dwelling, and occupying much of

the area adjacent to the SE site boundary. From a neighbouring amenity perspective, part of the extension will be screened by an existing detached garage situated to the rear of No 2 and the boundary fence. However, given its depth it is considered that proposal will nonetheless exert an overbearing impact on the amenities of that neighbouring property, resulting in a sense of enclosure from the rear of the adjoining garden from where the rear part of the extension will appear prominent.

It is considered that the resultant development will appear overly dominant from the side of No 2, undermining the open and tranquil setting which characterises the surrounding area and which the occupiers of adjoining dwelling might reasonably expect to be able continue to enjoy. The resultant visual impact is considered unacceptable. The depth and overall scale of the proposal is in itself considered out of character within the surrounding area.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02677 and 13/01691, excluding exempt information.

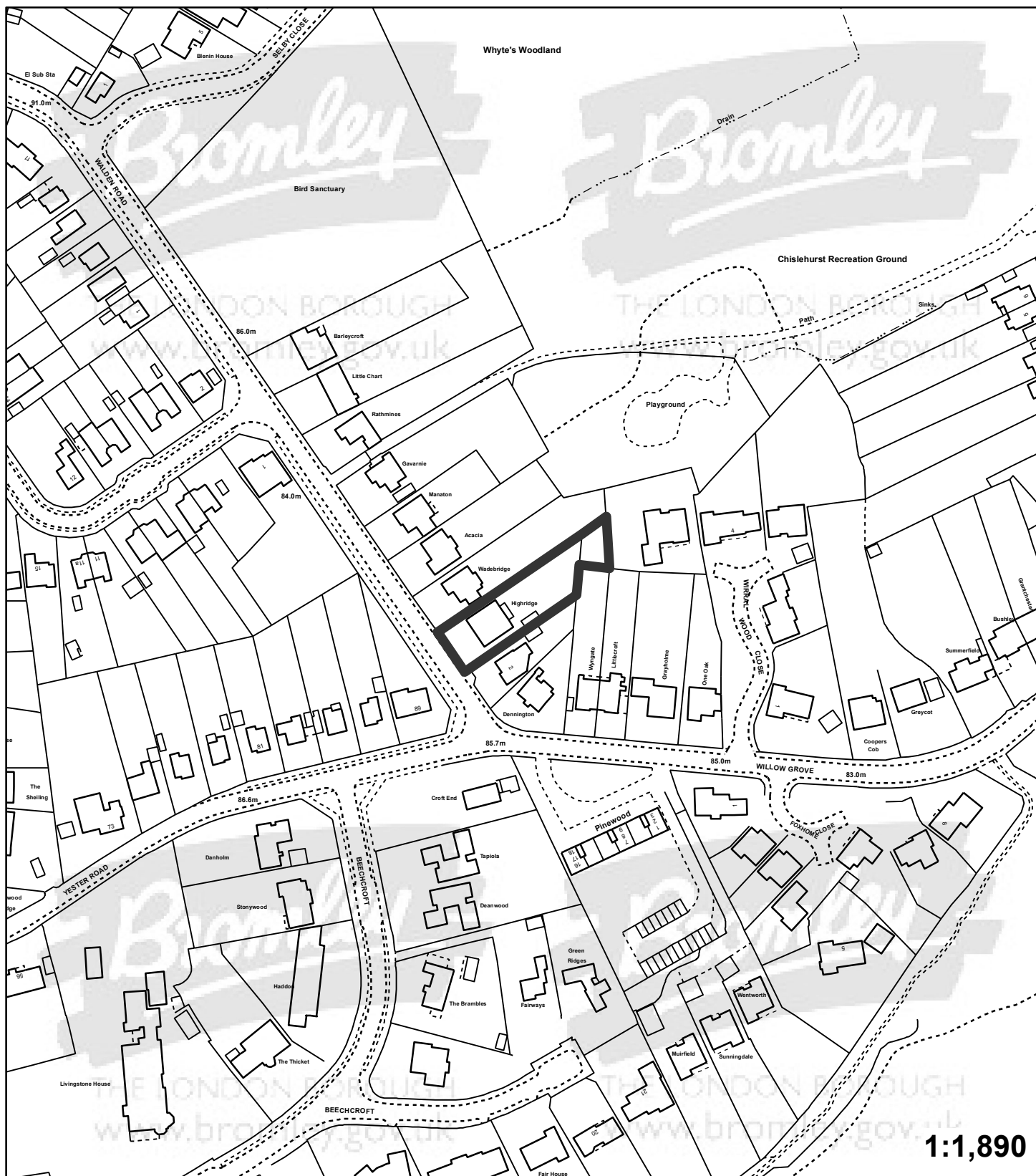
RECOMMENDATION: APPLICATION REFUSED

- 1 The proposal would be overbearing and would be detrimental to the amenities that the occupiers of adjoining dwelling at No 2 might reasonably expect to be able continue to enjoy by reason of visual impact, in view of its size and depth of rearward projection, contrary to Policies BE1 and H8 of the Unitary Development Plan.
- 2 The proposed extension, by reason of its excessive depth and scale, will adversely affect the character and appearance of the area, contrary to Policies BE1 and H8 of the Unitary Development Plan.

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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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