

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

Application No : 13/01629/FULL6

Ward:
Bickley

Address : Carpenters Lodge St Nicolas Lane
Chislehurst BR7 5LL

OS Grid Ref: E: 542370 N: 169696

Applicant : Mr James Deen

Objections : YES

Description of Development:

First floor rear and single storey side and rear extensions, and elevational alterations

Key designations:

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

Proposal

It is proposed to add a first floor rear extension over the existing kitchen, and add a conservatory immediately behind it and a small single storey side extension adjacent for use as a utility room. The first floor rear extension would project 4.75m to the rear on the eastern side which would match the western wing of the house, whilst the conservatory would project 4m to the rear. The single storey side extension would project 0.85m to the side, set back 6.7m from the front of the house.

Part of the double garage would also be converted into a study, leaving a single garage to the side.

Location

This detached two storey property is located on the southern side of St. Nicolas Lane, close to the junction with Logs Hill.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received, including from Sundridge Residents' Association, which can be summarised as follows:

- first floor rear extension would block light to side kitchen window of Steadhurst
- excessive rearward projection of first floor rear extension leading to loss of light and outlook
- excessive height and rearward projection of conservatory
- overdevelopment of the site - property has already been extensively enlarged
- the side space should be retained to the eastern side.

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

Extensions were added to the property in 1994 (ref. 94/01584) and permission was granted in 2008 (ref. 08/00551) for a first floor rear extension but this was not built and has now expired.

Conclusions

The main issues relating to the application are the effect that it would have on the character and spatial standards of the surrounding area and on the amenities of neighbouring residential properties.

The proposed first floor rear extension is virtually identical to the first floor rear extension permitted in 2008 (ref. 08/00551) but not built. This aspect of the proposals is therefore considered acceptable.

The proposed rear conservatory would project 4m to the rear on the eastern side of the rear elevation, adjacent to Steadhurst. This dwelling currently projects further to the rear of Carpenters Lodge at ground floor level, and therefore, the proposed conservatory would have limited impact on the amenities of the adjoining occupiers.

Given the size of the site, the proposals are not considered to result in an overdevelopment, however, the single storey side extension would strictly speaking contravene the Council's side space policy which prevents two storey development within 1m of the side boundary at both ground and first floor levels. The existing two storey development is situated a minimum 1.2m from the side boundary, whilst the proposed side extension would project a further 0.85m to the side, leaving a

separation of 0.35m to the side boundary. However, the extension would be set back 6.7m from the front of the house, and would not be very visible within the street scene.

Members may, therefore, consider that the spatial standards of the surrounding area would not be unduly compromised by the proposals in this instance.

Background papers referred to during production of this report comprise all correspondence on files refs. 94/00456, 94/01584, 08/00551 and 13/01629, excluding exempt information.

RECOMMENDATION: PERMISSION

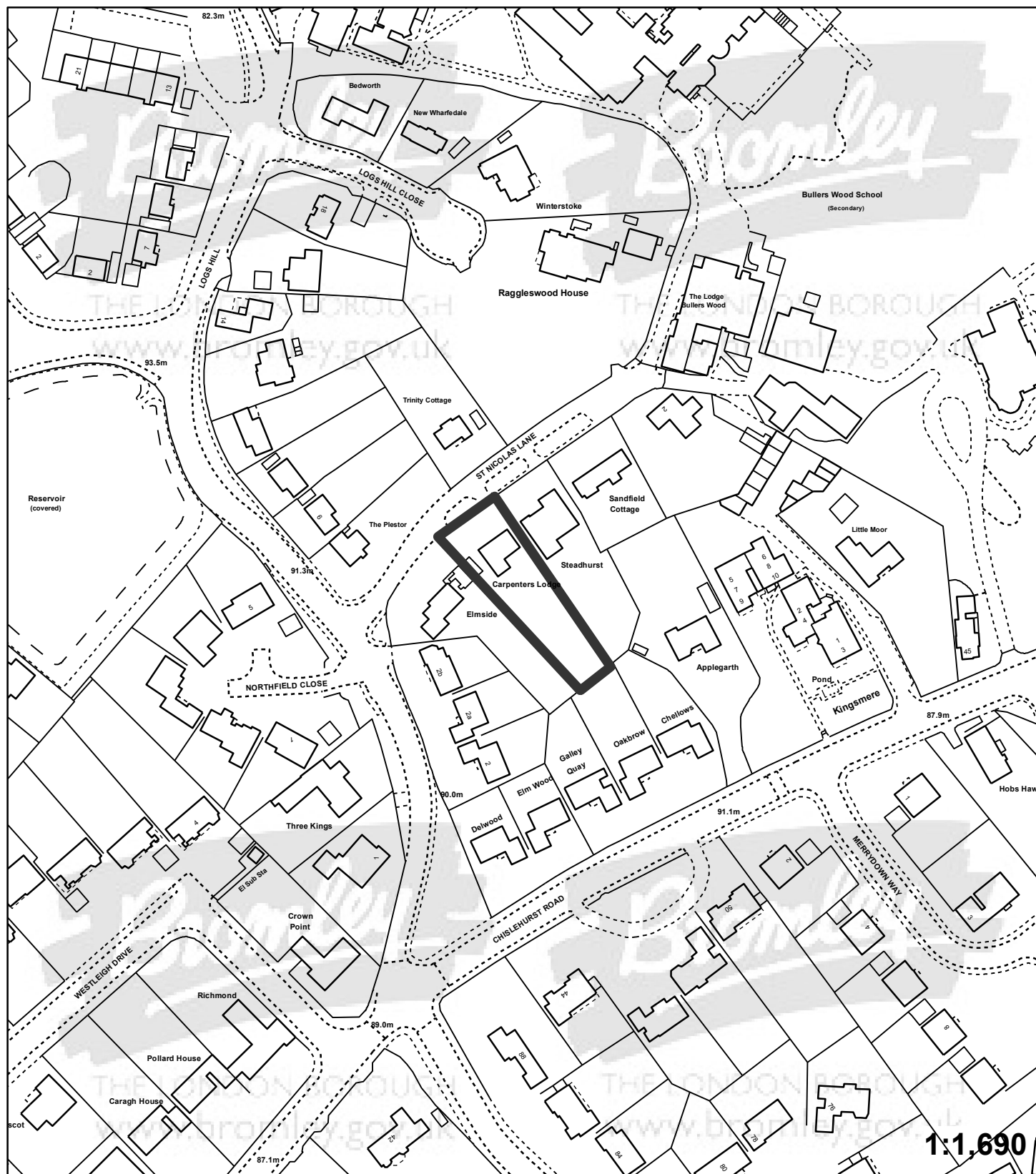
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACI13 No windows (2 inserts) north-eastern flank first floor
 ACI13R I13 reason (1 insert) BE1
 ACK01 Compliance with submitted plan
- 3 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"

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