

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

Application No : 13/01873/MATAMD

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:

Detached two storey 5 bedroom dwelling with integral double garage on land adjacent to Shadycombe (Minor Material Amendment to permission ref. 11/03858 to provide accommodation in the roofspace with side and rear rooflights).

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
Open Space Deficiency

Proposal

Permission was granted on appeal in February 2013 (ref.11/03858) to construct a detached two storey 5 bedroom dwelling on land comprising the side garden of Shadycombe, and construction works are well underway.

It is now proposed to add accommodation within the roof space comprising an additional bedroom, bathroom, games room and gallery. The only changes to the roof would be the addition of 4 roof lights in the rear roof slope, 2 in the western roof slope, and 1 in the eastern roof slope.

An additional first floor window is also proposed in the western flank elevation of the dwelling which would serve a bathroom.

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.

The application site, which comprises the subdivided eastern part of the garden of Shadycombe, would cover an area of 0.11ha, and would have a site frontage of 22m, and a depth of 60m. The site slopes down towards the rear, and some re-grading of the land levels would be carried out at the site of the new dwelling.

Chislehurst Road also slopes down from west to east so that Shadycombe is currently at a higher level than Milhurst to the east.

Comments from Local Residents

Letters have been received from nearby residents who are opposed to the development, and who request that the revisions be considered by committee, rather than being dealt with under delegated powers.

Comments from Consultees

The Council's highway engineer considers that the proposals would provide adequate parking and means of access for both the proposed and host dwellings.

No technical objections are raised from a drainage or waste point of view, and Thames Water does not raise any concerns.

Environmental Health recommend informatives regarding the Control of Pollution Act and any site contamination found during construction works.

Planning Considerations

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

- H7 Housing Density and Design
- H10 Areas of Special Residential Character
- BE1 Design of New Development
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

No significant trees would be directly affected by the proposals.

Planning History

Permission was refused in March 2012 (ref.11/03858) for the erection of a detached two storey 5 bedroom dwelling on this plot for the following reasons:

- 1 The erection of a dwelling on this open garden land constitutes an unsatisfactory sub-division of the existing plot and would be harmful to the character and visual amenities of the Bickley Area of Special Residential

Character, thereby contrary to Policies H7, H10 and BE1 of the Unitary Development Plan.

The proposals were later granted on appeal.

Conclusions

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

The proposed roof lights in the side roof slopes would be set a minimum height of 1.7m above internal floor level, and would not result in undue overlooking of neighbouring properties, while the rear roof lights would be set some distance away from the properties to the rear in Oakhurst Close, where there is some tree screening in between. The proposals are not, therefore, considered to have a detrimental effect on the amenities of the occupiers of those properties.

The additional first floor window proposed in the western flank elevation of the dwelling would serve a bathroom, and can be conditioned to be obscure glazed.

With regard to the impact on Bickley ASRC, the majority of the roof lights are contained at the rear, while the side roof lights and additional first floor flank window would not have a detrimental impact on the appearance of the new dwelling, nor on the character and appearance of Bickley ASRC.

The minor amendments are therefore considered acceptable, subject to safeguarding conditions.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03858 and 13/01873, excluding exempt information.

RECOMMENDATION: MINOR MATERIAL AMENDMENT APPROVED

Subject to the following conditions:

- | | | | | |
|---|---------|--|------|----------|
| 1 | ACA08 | Boundary enclosures - implementation | | |
| | ACA08R | Reason A08 | | |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) | | |
| | ACC01R | Reason C01 | | |
| 3 | ACC03 | Details of windows | | |
| | ACC03R | Reason C03 | | |
| 4 | ACH03 | Satisfactory parking - full application | | |
| | ACH03R | Reason H03 | | |
| 5 | ACH12 | Vis. splays (vehicular access) (2 in) | 3.3m | x 2.4m x |
| | 3.3m 1m | | | |
| | ACH12R | Reason H12 | | |
| 6 | ACH16 | Hardstanding for wash-down facilities | | |
| | ACH16R | Reason H16 | | |

- 7 ACH32 Highway Drainage
ADH32R Reason H32
- 8 ACI02 Rest of "pd" Rights - Class A, B,C and E
ACI03R Reason I03
- 9 ACI12 Obscure glazing (1 insert) at first floor level in the flank elevations
ACI12R I12 reason (1 insert) BE1
- 10 ACI21 Secured By Design
ACI21R I21 reason
- 11 ACK01 Compliance with submitted plan
ACK05R K05 reason
- 12 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority, and these works shall be carried out as approved. These details shall include hard surfacing materials, which to vehicle hardstandings/access drive shall be permeable; the planned regular maintenance of such permeable surfacing; planting plans; schedules of plants, noting species, plant sizes and proposed numbers/densities; and an implementation programme. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority. Where any tree or plant which within a period of five years from the date of first occupation is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the next planting season at the same place, unless the local planning authority gives its written approval to any variation.
ACA04R Reason A04
- 13 No development shall take place, nor shall any equipment, machinery or materials be brought onto the site for the purpose of development until an arboricultural method statement detailing measures to be undertaken to protect the retained trees during the building contract has been submitted to and approved in writing by the local planning authority. These details shall include: an indication of all existing trees on the land, details of any to be retained, together with measures for their protection in the course of development; type, siting and the maintenance for the duration of the building project of any protective fencing; type and siting of scaffolding; programme for and method of site clearance, demolition and building works; location, depth and method of foundation excavation and formation of new foundations; location of site facilities, area for the storage of spoil, building materials, machinery, parking of motor vehicles and siting of other equipment on site, mixing of mortar and concrete, bonfire site; the location of existing and new underground services; method for the removal of any existing hard surfaces within the protected zone; detail of any new surfacing within the protected zone; method for the watering of the trees during the course of the building works. Development shall be carried out in accordance with the approved details and method statements.
ACB18R Reason B18
- 14 Notwithstanding the provisions of Class F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995

(or any Order amending, revoking and re-enacting this Order) no additional hard surfaces other than those hereby approved shall be formed within the curtilage of the dwelling.

ACI03R Reason I03

INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.

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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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