

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

Application No : 13/02349/FULL1

Ward:
Chislehurst

Address : 44 Highfield Road Chislehurst BR7 6QZ

OS Grid Ref: E: 545949 N: 168818

Applicant : Mr P Isaacs

Objections : NO

Description of Development:

Demolition of existing bungalow and erection of replacement bungalow with front and rear dormers
(Revisions to application ref 10/00465 allowed on appeal to incorporate two storey rear projection)

Key designations:

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

Proposal

An extension is proposed to the rear of the approved dwelling. This will form an inset extension to the middle of the rear extension and forming a projection of 1.65m from the approved rear face. The extension is to the ground and first floors with a pitched gable section over.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- enquiry regarding the land perimeter

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
H7 Housing Density and Design

H9 Side Space
T3 Parking

Planning History

This application forms the latest in a series of applications since 2005 which have sought to redevelop the site.

Under application ref. 05/02212, planning permission was granted in 2005 for a replacement single storey dwelling, in essence a bungalow with a single dormer within the rear roof elevation. A detached garage was also permitted alongside the replacement dwelling.

A subsequent application concerning the erection of a 3 bedroom chalet bungalow with integral garage (ref. 07/01154) was subsequently refused on the basis that the proposal would constitute a cramped overdevelopment of the site, and would be detrimental to neighbouring residential amenities and the street scene in general.

A subsequent appeal concerning this proposal was dismissed, the Appeal Inspector considering that the proposed dwelling would "look incongruous and dominate the street scene to an unreasonable extent." In addition, the Inspector considered that the proposal "given its size, form and proximity to boundaries, would seriously detract from the immediate outlook that the occupiers of 42 and 46 currently enjoy from around their dwelling."

Under application ref. 08/00312, permission was granted for amendments to the 2005 permitted scheme which incorporated an enlarged roof comprising a half-hip design and two additional roof dormers along the rear elevation and a further two along the front elevation. The footprint and height remained unchanged.

Further amendments were granted in 2009 (under ref. 09/02072) as revisions to the 2008 proposal. In comparison to the scheme permitted in 2008, the overall size of the dwelling remained similar, although the siting of the dwelling was somewhat altered with the footprint of the dwelling 'shifted' approximately 1.3m northward, whilst the gap between the main property and the southern boundary (with No 46 Highfield Road) increased to 6.7m (up from 5.5m). In addition, an attached garage (instead of a detached structure) was also proposed. The spacing between the attached garage and the southern boundary was therefore increased to 2.3m. The other main changes included the insertion of an additional front dormer and changes to the design of the other front dormers.

Under ref. 10/00465 the Council refused to grant permission for revisions to the scheme permitted under ref. 09/02072, namely:

- attached double garage in place of single garage which will adjoin the southern boundary with associated loss of gap between the development and the boundary and 'link' between main dwelling and garage;
- additional room (home office) to be added in area behind garage;
- repositioning of first floor window along northern elevation

The Council refused to grant permission on the basis that the resultant dwelling would appear incongruous, out of character with the street scene, and constitute a cramped overdevelopment of the site. However, that scheme was allowed at appeal.

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.

Since this application represents amendments to a permitted scheme (ref. 09/02072) the main issue for consideration relates to the proposed two storey rear addition sought in respect of the approved dwelling.

As outlined above the proposed addition will form an inset extension to the middle of the rear extension and forming a projection of 1.65m from the approved rear face. The proposed addition will maintain a generous separation to the neighbouring properties either side, and incorporate a design similar in appearance to the remainder of the dwelling. It is therefore considered acceptable.

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.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'n'l surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 4 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 5 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 6 | ACI12 | Obscure glazing (1 insert) at first floor level on the north and south elevations |
| | ACI12R | I12 reason (1 insert) BE1 |
| 7 | ACK01 | Compliance with submitted plan |
| | ACC03R | Reason C03 |

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough

of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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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