

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

Application No : 13/03389/FULL6

Ward:
Chislehurst

Address : 19 Poyntell Crescent Chislehurst BR7
6PJ

OS Grid Ref: E: 544832 N: 169889

Applicant : Mr & Mrs Harradine-Cardwell

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Sites of Interest for Nat. Conservation

Proposal

It is proposed to add a 4.7m deep single storey rear extension across part of the rear elevation of this property, which would maintain separations of 0.7m to the north-western flank boundary with No.19, and 6m to the south-eastern flank boundary with No.21.

The extension would have a flat roof with a large central light lantern.

Location

This detached two storey property is located on the southern side of Poyntell Crescent between Stainmore Close and Barnard Close, and lies within Chislehurst Conservation Area.

The rear boundary of the site abuts the Green Belt.

The surrounding area is characterised by detached properties set within spacious plots.

Comments from Local Residents

Objections have been received from the occupiers of the neighbouring property at No.17, and the main points raised can be summarised as follows:

- loss of light, privacy and outlook
- extension would be too deep and too close to the boundary
- the existing property has already been significantly extended
- overshadowing of dining room
- proposed roof lantern would reduce light further and may cause noise problems
- loss of light to store/utility room adjacent to the boundary
- increase in carbon footprint.

Planning Considerations

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

BE1 Design of new Development
BE11 Conservation Areas
H8 Residential Extensions

Planning History

Permission was granted in 2000 (ref. 00/00271) for a part one/two storey front, side and rear extension and rear dormers, while a subsequent application for amendments to the first floor (ref. 00/01327) was granted later that year.

Conclusions

The main issues in this case are the impact of the extension on the character and appearance of Chislehurst Conservation Area and on the amenities of neighbouring properties.

The proposed extension is confined to the rear of the property, and its impact on the character and spatial standards of Chislehurst Conservation Area would therefore be limited. The extension would be of an appropriate design which would not detract from the overall appearance of the dwelling.

With regard to the impact on residential amenity, the proposed extension would be closest to No.17 Poyntell Crescent which is located to the north-west. The dwelling at No.19 currently extends approximately 1m further to the rear than the nearest part of No.17 (a store/utility room), and the proposed extension would extend a further 4.7m beyond this, set back 0.7m from the side boundary. Some loss of light and outlook would occur to the utility room at No.17, however, the kitchen and dining room are set further away from the boundary, and although the extension would be visible from these rooms, it would be of a flat roofed design (2.6m in height), with the glazed roof lantern set 1m further back from the side wall. It is therefore considered that the impact of the proposed extension on the amenities of No.17 would not be so great to warrant a refusal in this instance.

Background papers referred to during production of this report comprise all correspondence on files refs. 00/00271, 00/01327 and 13/03389, excluding exempt information.

RECOMMENDATION: PERMISSION

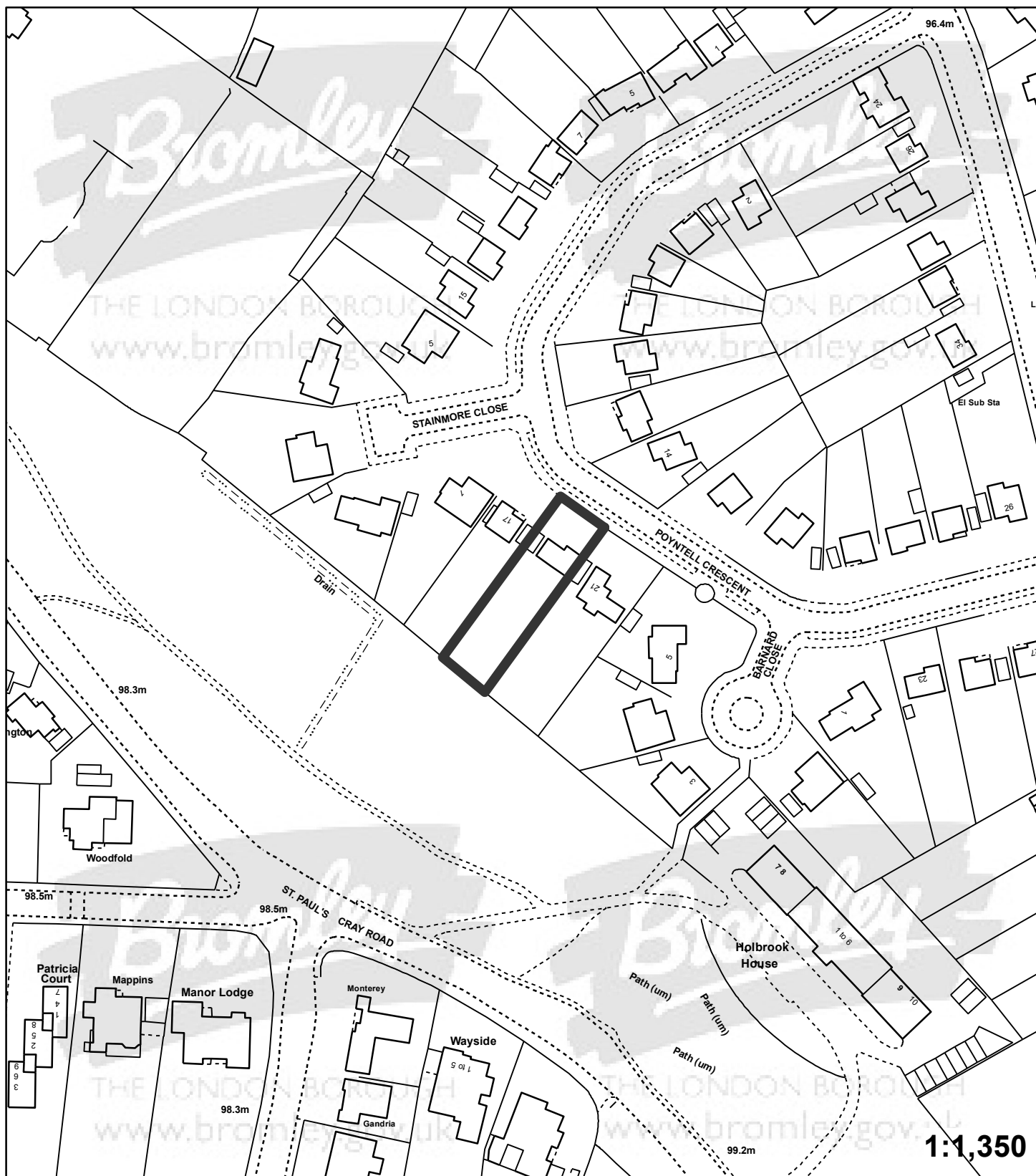
Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 3 | ACI13 | No windows (2 inserts) north-western flank extension |
| | ACI13R | I13 reason (1 insert) BE1 |
| 4 | 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"

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