

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

Application No : 13/02659/FULL6

Ward:
Chislehurst

Address : 6 Westhurst Drive Chislehurst BR7 6HT

OS Grid Ref: E: 543855 N: 171413

Applicant : Mr Dennis Aherne

Objections : YES

Description of Development:

Raised decking, steps and balustrade to rear and to change position of solar panels on first floor rear elevation

Key designations:

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

Proposal

- Solar panels were fitted to the roof and rear elevation of the building under permitted development;
- they are currently fitted flush to the wall;
- the applicants now wish to elevate the panels to their optimum positioning to maximise their effectiveness;
- raised decking, steps and balustrade to the existing rear extension are also proposed.

Location

- The application site comprises of a two storey semi-detached property;
- the property has previously been extended at two storeys to the rear under application ref. 05/02552;
- the approved drawings did not include any means by which to conveniently access the garden from the rear of the extension, as the garden is on a much lower level to the floor level of the extension;
- there are currently some temporary steps in place.

Comments from Local Residents

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

- repositioning of solar panels will result in them becoming very prominent;
- adversely impact visual amenity of neighbourhood;
- proposed raised decking represents a significant increase to the existing area;
- proposal would present a considerable opportunity for overlooking the adjoining property resulting in loss of privacy, noise and disturbance.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

UDP:

BE1 Design of New Development
H8 Residential Extensions

SPG1 General Design Principles
SPG2 Residential Design Guidance

London Plan:

5.3 Sustainable Design and Construction

Planning History

Two planning applications were refused for a part one/two storey rear extension dating back to 2001 and 2005 respectively. A subsequent application for a part one/two storey rear extension was then approved in 2005 under ref. 05/02552 and has been built.

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 decking would be raised a maximum of 1m above garden level and would stretch almost the full width of the rear of the building. With regard to potential overlooking from the decking to neighbouring sites, there is a 1.8m boundary wall on the party boundary with the adjoining semi-detached property, No.4, as well as substantial shrub planting which currently shields the neighbouring site from view. However, a condition requiring boundary screening to be implemented on the western boundary of the decking is recommended in order to protect the privacy and amenities of the adjoining neighbours.

With regard to the impact on the amenities of the occupiers of No.8, to the south-east, this neighbouring property is angled away from the application property and there is substantial separation between the two buildings. As such, no unduly harmful overlooking into No.8 is likely to result from the decking.

The solar panels, which are currently fitted flush to the rear elevation, require planning permission if they are to project more than 200mm from the wall surface. The property is located on a fairly prominent corner site and raising the angle of the solar panels at the rear would result in them being partially visible from the street scene. However, it is not likely to result in a significantly detrimental visual impact nor is it likely to significantly impact on the amenities of occupiers of nearby buildings. Furthermore, Policy BE1 of the UDP supports "measures that achieve sustainable design and construction methods including, where appropriate, energy generated by on-site renewable development".

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 visual amenities or character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/02659 and 05/02552, excluding exempt information.

as amended by documents received on 26.09.2013 01.11.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual and residential amenities of the area.

- 4 Details of the means of privacy screening for the western side of the decking shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details and permanently retained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of adjacent residents.

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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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