

SECTION '2' – Applications meriting special consideration

**Application No :** 13/03762/FULL6

**Ward:**  
**Chislehurst**

**Address :** 2 Melbury Close Chislehurst BR7 5ET

**OS Grid Ref:** E: 542492 N: 170743

**Applicant :** Jennifer Byrne

**Objections :** YES

**Description of Development:**

Two storey side and single storey rear extension

Key designations:

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

**Proposal**

This proposal comprises of the following elements:

- two storey side extension to northern side of dwelling projecting 3.3m in width and maintaining 1.0m separation to the flank boundary
- single storey rear extension projecting beyond the existing dwelling and two storey side extension and projecting a maximum 4.55m in depth. It will incorporate a varied roof design

**Location**

The application dwelling comprises a detached post-war house, being one of several similar properties situated along Melbury Close. It forms part of a group of four houses of similar design (numbering 2A - 6) which front the western side of the street. No 2A is situated to the northern side, whose south elevation closely abuts the boundary of the subject property.

**Comments from Local Residents**

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

- proposal is significantly better than previous scheme [ref. 12/04033]; however there are concerns regarding the extension at the rear part of the property
- concerns regarding proposed extension which is deeper than previous scheme and height of pitch of this element which rises to 4.2m. This should be level with the remainder of the extension

### **Comments from Consultees**

Not applicable

### **Planning Considerations**

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to safeguard the amenities of neighbouring properties; ensure the retention of adequate side space separation where two storey development is proposed; and to ensure a satisfactory standard of design which complements the qualities of the surrounding area.

### **Planning History**

Under ref. 12/04033, a proposed part one/two storey rear extension with pitched roof to the side was refused on the following ground:

"The proposal would, as a result its excessive depth, bulk and proximity to the northern boundary, adversely affect the amenities of the neighbouring property at No 2A, by reason of loss of light, overshadowing and visual impact, contrary to Policies BE1 and H8 of the Unitary Development Plan."

A subsequent appeal relating to that refused application was dismissed at appeal. Within Paragraph 13 of the Appeal Decision, the Planning Inspector considered that:

"The single storey element of the proposed extension, with its parapet wall and lean-to roof, would be located adjacent to the boundary line between the two properties and replace an existing 1.8m close boarded fence. Given the height of the new structure (some 3m) and its rearward projection from the back elevation of no. 2 by approximately 3m, it would appear as an unacceptably dominant and overbearing feature as viewed from the patio of no. 2a."

### **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.

In comparison to the application refused under ref. 12/04033 the proposal has been amended so that the two storey element will be situated to the northern side

of the host dwelling and rear element will be single storey. Part of the single storey rear element will project a further 1 metre in depth, although the roof design has also been revised. In addition, a clear 1 metre separation will be maintained between the entire extension and the northern boundary. The maximum height of the single storey element (nearest to the neighbouring property at No 2A) has been reduced from 4.72m to 3.95m with the roof pitched downward in the direction of that adjoining property. Overall, it is felt that this change in design address the concerns raised by the Planning Inspector in terms of its impact on No 2A.

Taking the above changes into consideration it is considered that the ground of refusal raised in respect of the 2012 application has been addressed. The proposed 1 metre separation between the extension and the boundary with No 2A and the roof design (which falls in the direction of that neighbouring property) means that the overall prominence of the extension will be diminished. The re-siting of the two storey element will also reduce the visual impact of the development.

Having had regard to the above, on balance it is 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.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/04033 and 13/03762, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

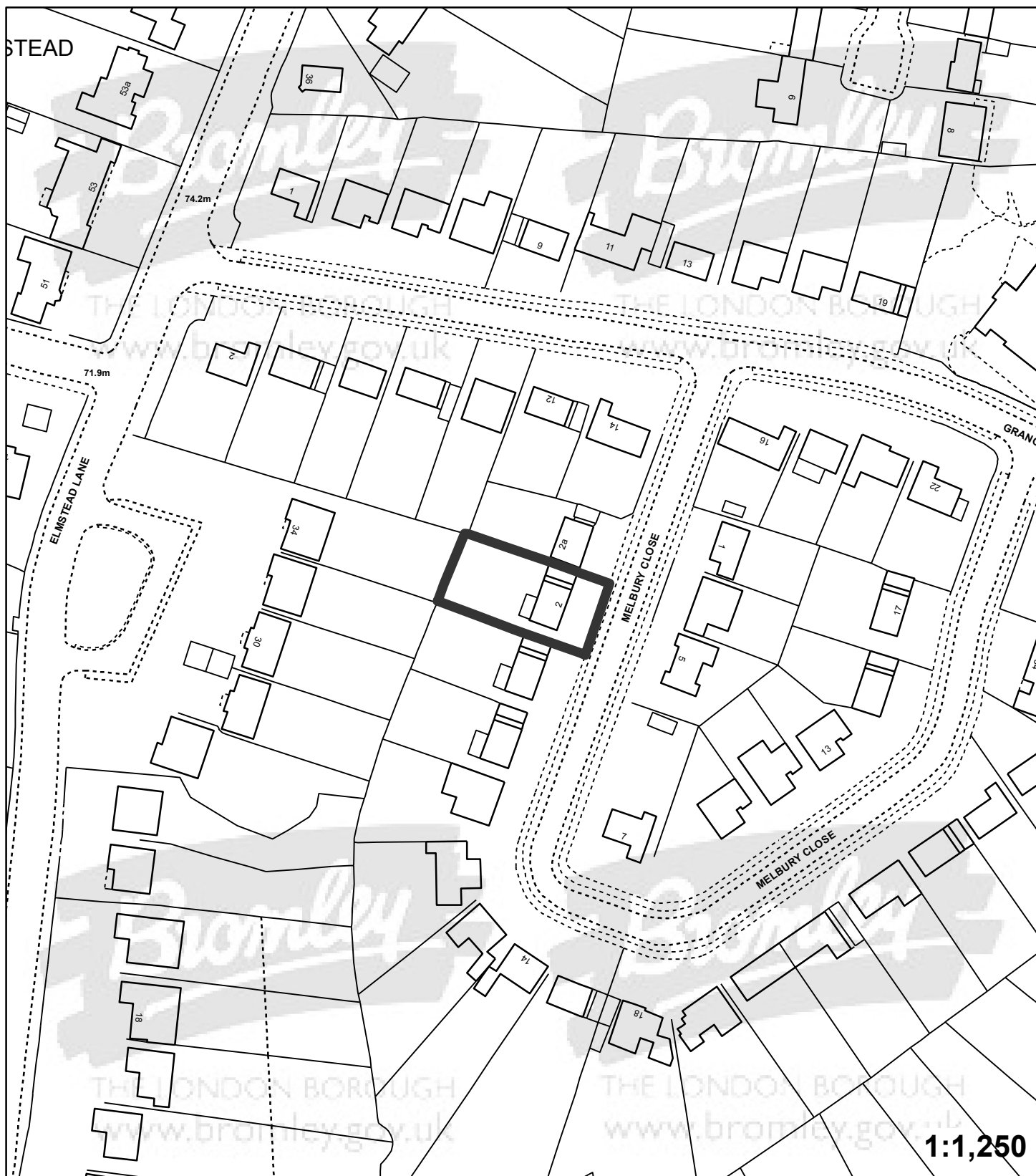
Subject to the following conditions:

- |   |        |  |       |           |
|---|--------|--|-------|-----------|
| 1 | ACA01  | Commencement of development within 3 yrs |       |           |
|   | ACA01R | A01 Reason 3 years                       |       |           |
| 2 | ACI09  | Side space (1 metre) (1 insert)          |       |           |
|   | ACI09R | Reason I09                               |       |           |
| 3 | ACI17  | No additional windows (2 inserts)        | flank | extension |
|   | ACI17R | I17 reason (1 insert)                    | BE1   |           |
| 4 | ACC04  | Matching materials                       |       |           |
|   | ACC04R | Reason C04                               |       |           |
| 5 | ACK01  | Compliance with submitted plan           |       |           |
|   | ACC03R | Reason C03                               |       |           |

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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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