

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

Application No : 13/03920/FULL6

Ward:
Chislehurst

Address : High Ridge Walden Road Chislehurst
BR7 5DH

OS Grid Ref: E: 543314 N: 170639

Applicant : Mrs Shirley Beglinger

Objections : YES

Description of Development:

Single storey side and rear extension incorporating enlargement of existing dwelling together with provision of swimming pool, plant room, gym, sauna

Key designations:

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

Proposal

The proposed extension will be situated adjacent to the SE boundary of the site and be built alongside the existing dwelling, extending to a maximum depth of 20.3 metres beyond the rear elevation of the existing dwelling. A minimum separation of 4.5m will be maintained between the rear elevation of the extension and the rear site boundary. In view of the varied ground level of the site, the height of the extension will decrease to a maximum of 3.3 metres at the rear. The proposed extension will include a 12m-long swimming pool and gym. In addition, a garden store measuring 2.1m in length is proposed along the northern side of the dwelling.

The application is accompanied by a Tree Survey, Arboricultural Impact Assessment & Draft Arboricultural Method Statement.

Location

The site is situated along the eastern side of Walden Road, approximately 25 metres off its junction with Willow Grove. It is surrounded at either side by two storey detached houses within what is a predominantly residential area. The area to the rear of the site contains a large oak tree within the rear garden of "Wyngates" in Willow Grove.

Comments from Local Residents

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

- this revised application does not successfully overcome previous objections raised in respect of application ref. 13/01691
- overbearing and enclosing impact on private garden area of No 2 Walden Road
- loss of light
- noise disturbance and concerns regarding chlorine odour discharge
- proposed flank wall at 2.7m is now higher at the boundary than the dual pitched roof before with its eaves height of 2.3m. This would exceed the height of the 1.62m high existing boundary wall by approximately 1m abutting the party boundary [this relating to the superseded plans]
- no provision for garden landscaping between the proposed extension and the neighbouring property at No 2
- proposal would increase bulk of this large dwelling resulting in a vast increase in the flank elevation and a loss of the ground floor side space between the existing flank elevation and the boundary with No 2. This would be visible within the street scene
- extension would appear over dominant and would not complement the scale of development surrounding the site

The Chislehurst Society has made "observations" relating to possible noise disturbance arising from the operation of the proposed plant room.

Any further local representation will be reported verbally at committee.

Comments from Consultees

No objection was raised by the Council's Drainage Adviser, subject to a surface water drainage condition.

No objection raised by Thames Water.

Planning Considerations

Policies BE1, H8 and NE7 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure that new development does not adversely affect the amenities of neighbouring properties; that it achieves a satisfactory standard of design which complements the qualities of the surrounding area; and to ensure that new development does not lead to the loss of, or undermine the long-term health of trees of importance.

No tree-related objections have been raised.

Planning History

Under ref. 09/02677, planning permission was granted to enlarge and increase the roof height of the main dwelling, for a front portico with canopy, a pitched roof over the existing garage, and for elevational alterations.

Under ref. 13/01691, an application for a single storey side and rear extension incorporating enlargement of existing dwelling together with provision of swimming pool, plant room, gym, sauna and changing area, was refused on the following grounds:

"The proposal would be overbearing and would be detrimental to the amenities that the occupiers of adjoining dwelling at No 2 might reasonably expect to be able continue to enjoy by reason of visual impact, in view of its size and depth of rearward projection, contrary to Policies BE1 and H8 of the Unitary Development Plan."

"The proposed extension, by reason of its excessive depth and scale, will adversely affect the character and appearance of the area, contrary to Policies BE1 and H8 of the Unitary Development Plan."

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. 13/01691, the overall depth of the proposed rear extension has been reduced by approximately 4.5m, whilst the plant room at the rear of the extension (extending approximately 1.8m in depth) will be built at a level that is substantially lower than the remainder of the rear extension. In addition, the roof design above the actual swimming pool has been revised in the course of this application with an ensuing ridge height of approximately 3.3m and a gable design, rather than the mono-pitch which would have resulted in an increase in the height of the boundary wall adjoining No 2.

It is considered that the scale of the proposal has been substantially reduced, given the decrease in the depth of the proposed extension, and the alterations to the actual design (which incorporates a sunken pool room and a lower roof ridge), so as to satisfactorily address the grounds of refusal issued in relation to the previous planning application. Taking account of the existing boundary enclosure separating "High Ridge" and No 2, it is considered that the visual impact of the pool extension will be limited. The revised design will appear less imposing from the side of No 2. Much of the prospect from the rear garden of No 2 will be retained, whilst concerns relating to potential noise disturbance can be addressed by means of a noise-related condition.

Furthermore, it is considered that the aforementioned revisions address the second ground of refusal relating to the excessive scale and depth of the previous scheme. This proposal is therefore not considered to adversely affect the character and appearance of the area.

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.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02677, 13/01691 and 13/03920, excluding exempt information.

as amended by documents received on 21.01.2014

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 Details of the pool plant and enclosure shall be submitted to the Planning Authority for approval prior to the use commencing. The noise level from swimming pool plant in terms of dB(A) must remain at all times 5 decibels below the relevant minimum background noise level (LA90 15mins) when measured at any location on the curtilage of the property. Should the plant have a distinctive tonal or intermittent nature the plant noise level shall be increased by a further 5dBA for comparison with the background level.

Reason: In the interest of neighbouring amenity, and to comply with Policy BE1 of the Unitary Development Plan.

- 4 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:

- A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways
- Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate changes

- ADD02R Reason D02
- 5 ACK05 Slab levels - no details submitted
 ACK05R K05 reason
- 6 ACK01 Compliance with submitted plan
 ACC03R Reason C03

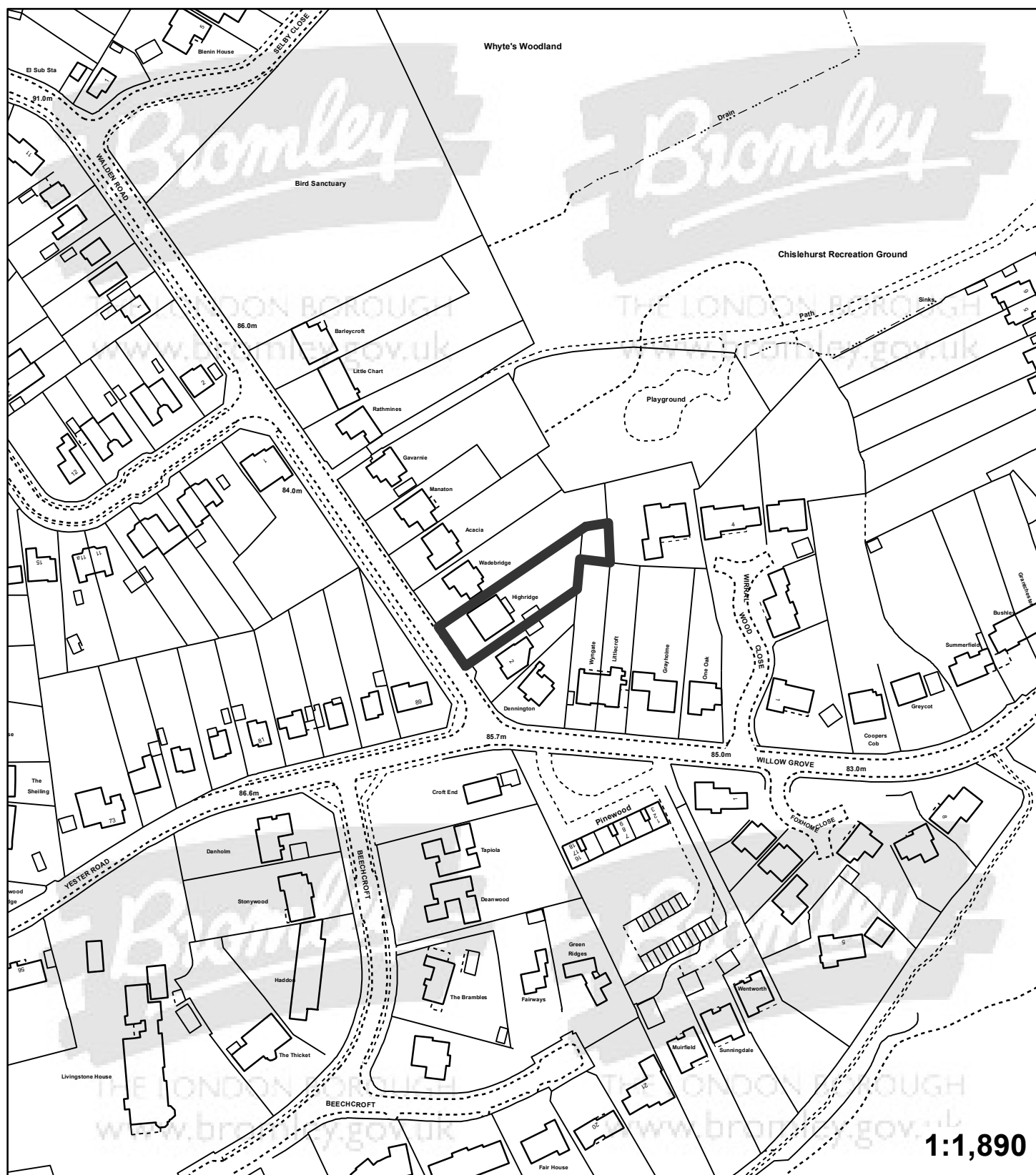
INFORMATIVE(S)

- 1 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

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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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