

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

Application No : 13/03761/FULL6

Ward:
Chislehurst

Address : Willow View 16 Oakwood Close
Chislehurst BR7 5DD

OS Grid Ref: E: 542919 N: 170689

Applicant : Ms Lucy Brooks

Objections : YES

Description of Development:

Part one/two storey rear and single storey side extensions, pitched roof to front, conversion of garage to habitable room and elevational alterations, porch and extension to raised terrace at rear

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

- Ground floor rear extension measuring approximately 3.1m in depth from the existing building
- First floor extension above measuring approximately 4.6m in depth from the existing building
- Ground and first floor extensions would extend back in line with the outermost building line at the existing dwelling
- Single storey side extension to north-west flank abutting the side boundary of the site
- Demolition of existing single storey conservatory to south-east flank
- Hipped roof extension at front over existing flat roofed area, level with main ridge height
- Extension of existing raised patio area at rear
- Front porch
- Conversion of garage to habitable room.

Location

The application site comprises of a detached property with an L-shaped rear building line.

The site falls within the Chislehurst Conservation Area.

Comments from Local Residents

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

- side extension abuts boundary and juts out in front of house, blocking out significant light
- Willow View is at a higher level than neighbouring property
- wall of new extension will be about 1m above fence
- loss of light and outlook
- not in keeping with road as no houses have living space right up to boundaries
- should be a gap to boundary
- bathroom window should be obscure glazed
- rear extension is large and will jut out beyond neighbouring house
- drawings are incorrect
- object to first floor bedroom bay window which will take away privacy as will be overlooking outdoor seating area and garden
- new terrace appears to be very high
- will overlook kitchen and decking
- windows on south east flank will overlook glass roof of kitchen/dining/family room a No.15
- will give views into a bedroom
- proposed rear elevation at Willow View will sit forward of the back of No.15 taking away privacy which will be amplified by the proposed bay window
- out of keeping with other houses which are stepped back at the rear
- boundary line shown is incorrect.

Comments from Consultees

The Council's Highways Development Engineers have raised no objections to the proposal.

The Advisory Panel for Conservation Areas have raised no objections.

Planning Considerations

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

- BE1 Design of New Development
- BE11 Conservation Areas
- H8 Residential Extensions
- T18 Road Safety

SPG1 General Design Principles
SPG2 Residential Design Guidance
SPG - Chislehurst Conservation Area

Planning History

90/01390 - Single storey rear extension - PERMITTED
98/03231 - Single storey and first floor rear extensions - PERMITTED
02/03668 - Swimming pool at rear - PERMITTED

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Chislehurst Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

With regard to the visual impact on the street scene, the main alterations at the front would be the forward extension of the main roof and the side extension. The roof extension over the existing flat part of the roof would be hipped to match the main roof. It would appear to balance out the front façade and appear more sympathetic to the main roof design. There is an existing single storey side extension to the south-east flank which would be demolished and it is not considered that the proposed extension would have a significant detrimental impact on the character of the host building or the visual amenities and spatial standards of the street scene. The pitched roof over the existing garage will be extended to form a porch canopy over the front door and the garage is to be converted to habitable accommodation with a window replacing the garage door. Overall, all of the above alterations are considered acceptable in terms of the impact on the character and appearance of the Conservation Area.

To the rear the stepped building line would be squared-off by a double storey extension which has been designed to mirror the right-hand side elevation with a first floor bay window and ground floor patio doors. As the height of the extension would be subservient to that of the main ridgeline and the extension would project no further to the rear than the existing building, it is considered that the extension would be compatible with the scale and form of the host dwelling.

With regard to the impact that the proposal would have on the amenities of the occupiers of neighbouring buildings, concerns have been raised by the owners/occupies of No.17, which is located to the north-west of the application site, over the height and proximity to the boundary of the single storey side extension. The proposed extension would have flat roof and would measure around 2.6m high. Whilst it is noted that the neighbouring property is on a lower ground level than the application site, the scale and height of the extension proposed is considered modest and, while visible from the adjacent site, it is unlikely to lead to a significant loss of lighting or have a detrimental visual impact.

Concerns have also been raised in relation to overlooking to No.17 from the corner of the proposed bay window. In order to relieve these concerns the applicants have submitted revised drawings amending the corner of the bay to a

'dummy' window. The owners/occupiers of No.15 have also expressed concern about increased overlooking from the first floor extension, however, given that the extension would be on the opposite side of the house to the neighbouring site, it is unlikely to give rise to any more views into the neighbouring site than are currently obtainable from the first floor.

Two additional flank windows are proposed to the south-east first floor elevation which would face No.15 and the owners/occupiers of this property have commented that the windows would overlook the glass roof of their kitchen/dining/family room. There are also concerns about overlooking into a rear facing bedroom window. The proposed windows would be sited in the 'main' part of the building towards the middle of the house and very limited overlooking into the rear bedroom at No.15 would therefore be possible. With regards to the kitchen/dining/family room, while some views down into the room may be possible, the likelihood of this leading to a serious privacy issue is considered unlikely and refusing the application on this basis is considered unreasonable, particularly as there are already 2 windows existing in this elevation.

It is also proposed to extend the existing terrace back approximately 4.3m at one corner to finish in line with the existing terrace. Due to the drop in ground height towards the rear of these properties, the terrace is at a significantly higher level than the garden of neighbouring No.17, adjacent to which the terrace would be extended. However, following revised drawings being submitted which show the extended part of the terrace to be separated from the party boundary by between 1.6 and 3.3 metres, it is not considered that significant overlooking into the neighbouring site would occur, particularly given the conifer tree screening between the two sites.

The proposal would involve the loss of the existing garage through conversion into habitable accommodation; however, as there is space to park a number of vehicles on the site's frontage, no significant impact on parking or road safety is predicted.

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, and the character and appearance of the Chislehurst Conservation Area would be preserved.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03761, excluding exempt information.

as amended by documents received on 24.12.2013

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 ACI12 Obscure glazing (1 insert) in the first floor north-west flank
- ACI12R I12 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1, BE11 and H8 of the Unitary Development Plan, and in the interest of the appearance of the building, the character and appearance of the Conservation Area and the residential amenities of the area

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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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