

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

Application No : 13/04186/FULL6

Ward:
Chislehurst

Address : One Oak Southill Road Chislehurst BR7
5EE

OS Grid Ref: E: 542426 N: 170483

Applicant : Mr N Cooper

Objections : YES

Description of Development:

Ground floor front and rear extensions and formation of first floor accommodation to form two storey dwelling

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
Sites of Interest for Nat. Conservation

Proposal

This proposal is for a ground floor front and rear extension and the formation of first floor accommodation to the existing bungalow to form two storey dwelling.

The ground floor front extension would project 1.4m forward of the principal elevation to extend the front porch. The ground floor rear extension would project 4.4m beyond the existing rear recessed elevation and would be 7.7m wide with a flat roof. The extension would have French doors and would be used as a lounge.

It is proposed to extend above the entire ground floor including the side garage and the extended rear ground floor to create two double bedrooms with ensuite, one double bedroom with ensuite and dressing room, two double bedrooms and a bathroom. One front first floor bedroom would have a French door and Juliet balcony. The entire first floor would have pitched roofs with a dormer in both the front and rear roof.

The original plans included a rear balcony with access from the bedroom through French doors. Revised plans have now been submitted replacing the French doors with a window and removing the balustrades to the flat roof area.

Location

The property is a single storey 1970 style bungalow which has no significant architectural interest. It is located to the south of Southill Road adjacent to the railway line in an elevated location. Properties in the area differ significantly in terms of their architectural style and scale. The properties to the south of Southill Road mark the beginning of the Chislehurst Conservation Area which is an 18th Century village and affluent Victorian/Edwardian suburb and later low density housing in mature landscapes.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from the occupiers of Fairview which can be summarised below:

- two storey and roof elevation will impact on light entering garden, siting room and bedroom.
- the proposal would be built on the boundary
- balcony to rear will impact on privacy allowing views into siting room, bedroom, kitchen, cellar and garden (now deleted from the scheme)
- alterations will change frontage considerably in Conservation Area
- unsympathetic to aesthetic Arts and Crafts influence

Comments from Consultees

APCA did not raise objections to the proposals

Highways have no objection to the proposals as the double garage is to be retained. However they are concerned about deliveries to the site during the construction phase, therefore a plan would be required of how they will accommodate construction vehicles. This can be conditioned.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side space
BE11 Conservation Areas

Conclusions

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

The property is located within the Chislehurst Conservation Area, within which development would be expected to preserve or enhance the character and

appearance of the conservation area. The Chislehurst Conservation Area requires any extension or addition to reflect the form, materials, textures and finishes of the host building along with the design philosophies underlying its style.

The proposed first floor extension would be constructed with brickwork and tiles to match the main dwelling. The extension would be designed with three pitched roofs two of which are set back. The extension would be set back from the front and has a lower roof line which would appear subservient to the host dwelling. The adjacent dwelling Fairview is a part 2/3 storey Victorian dwelling which has a higher roof line than the proposed roof line. Therefore the proposal would not appear out of character with the area. Many houses in the locality are of 2/3 storey dwellings with higher rooflines. Part of the proposed front extension projects forward of the principal elevation by 1.4m, and would be 3.5m wide at both ground and first floor level with a gable roof. Given the depth of the land to the front of the dwelling this is not considered to impact on the character of the area. Based on the above it is not considered that the formation of the proposed first floor extension would result in any adverse impact on the character and appearance of the existing dwelling, street scene or Chislehurst Conservation Area.

It is proposed to insert two windows to the south east side elevation at first floor level to serve two ensuite bathrooms, both of which are obscure glazed, therefore there would be no loss of privacy to the adjoining occupier at Fairview. No windows are proposed to the south west flank elevation.

The original plans showed a rear balcony, however this element has now been removed and a condition can be imposed to prevent the use of the flat roof as a balcony.

The proposed formation of a first floor extension would strictly speaking contravene the Council's side space policy which requires two storey extensions to be set back a minimum 1m from the side boundary for the full height and length of the flank wall. The extension would retain the original side space of 1.5m to the north east which is consistent with the Council policy. However, the proposed development fails to provide a 1m side space on the south west flank elevation. Given the fact that the south west flank is adjacent to the raised railway line it is considered that the proposal would not result in a cramped form of development nor compromise the spatial standards of the surrounding area in this instance.

With regard to the impact on residential amenity, the proposed extension would be closest to Fairview which is located to the north east. Fairview sits within a large triangular plot of land on two levels which is set back from One Oak. Given the orientation of the dwellings no loss of light is expected to occur. The sitting room, kitchen, bedroom, cellar and garden terrace area of Fairview are set back approx. 10m from the boundary with the application site, therefore it is considered that the impact of the proposed extension on the amenities of Fairview would not fall within unacceptable levels and be so great to warrant a refusal in this instance.

There is a variety of dwelling styles and sizes in the area at present. The proposal, whilst sizeable and significantly altering the appearance of the property, is considered to have been sensitively designed. Part of the scheme would involve

the infilling of part of a recessed area and would not project beyond the rear elevation. The proposed front extension, which would project forward of the principal elevation, is considered acceptable given the depth of the front garden and the lack of a uniform building line within the street scene.

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 and appearance of the Conservation Area.

Background papers referred to during production of this report comprise all correspondence on the file ref: 13/04186 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 28.01.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|--------|--|----------------------------------|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) | |
| | ACC01R | Reason C01 | |
| 3 | ACH03 | Satisfactory parking - full application | |
| | ACH03R | Reason H03 | |
| 4 | ACH16 | Hardstanding for wash-down facilities | |
| | ACH16R | Reason H16 | |
| 5 | ACH27 | Arrangements for construction period | |
| | ACH27R | Reason H27 | |
| 6 | ACI14 | No balcony (1 insert) | the single storey rear extension |
| | ACI14R | I14 reason (1 insert) | BE1 |
| 7 | ACI17 | No additional windows (2 inserts) | north-east extension |
| | ACI17R | I17 reason (1 insert) | BE1 |
| 8 | ACK01 | Compliance with submitted plan | |
| | ACK05R | K05 reason | |

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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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