

SECTION '2' – Applications meriting special consideration

Application No : 14/01019/FULL6

Ward:
Chislehurst

Address : 131 White Horse Hill Chislehurst BR7
6DQ

OS Grid Ref: E: 543215 N: 171493

Applicant : Mr F Xhebxhia

Objections : YES

Description of Development:

Part one/two storey side/rear extension

Key designations:

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

Proposal

- Planning permission is sought for a part one/part two storey side extension and a single storey rear extension.
- The two storey side extension will have a hipped roof that will be subservient to the main roof of the house with a height of 7.9m. The width will measure 3.5m, retaining a 0.5m side space to the side boundary and will have a depth of 7.5m at first floor level and 11.5m at ground floor level.
- The extension will incorporate a small front section linking the existing front porch to the side extension, projecting 0.9m forward of the front of the house.
- The single storey rear extension will have a depth of 3.0m and a width of 8.7m, constructed up to the flank boundary with No. 133. The roof will be pitched with a height of 3.5m.

Location

The site comprises a two storey end of terrace dwelling siting within an area characterised by two storey residential development. To the side of the dwelling is an access road that separates the house from No. 129.

Comments from Local Residents

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

- building works should be undertaken during normal construction hours

Comments from Consultees

No technical highways objections are raised.

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
T18 Road Safety

The Council's adopted Supplementary Planning Guidance is also a consideration.

Planning History

Planning permission was granted under ref. 11/03511 for a part one/two storey side and single storey rear extensions.

Planning permission was refused under ref. 13/01500 for a two storey two bedroom end of terrace dwelling with car parking at front and new access onto White Horse Hill. The refusal grounds were as follows:

'The proposal would constitute a cramped form of development and an unsatisfactory sub-division of the existing plot, resulting in a retrograde lowering of the spatial standards to which the area is at present developed, contrary to Policies BE1, H7 and H9 of the Unitary Development Plan.

The proposal would fail to provide a suitable standard of accommodation for future occupiers, by reason of inadequate room sizes and overall floor area, and as a result would provide cramped and unsatisfactory living conditions, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan and guidance in the London Plan and Housing Supplementary Planning Guidance (2012).

The proposed additional car parking spaces proposed to serve the development would lead to dangerous reversing manoeuvring onto the highway and would be prejudicial to conditions of general highway safety, contrary to Policy T18 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.

The application is technically contrary to side space policy (Policy H9) and therefore is to be determined at Plans Sub-Committee. The proposal will be sited 0.5m from the flank boundary and is a two storey residential extension. Members should be aware that permission ref. 11/03511 provided a 1m side space to the flank boundary. Under refusal ref. 13/01500, no side space was proposed however the application was not specifically refused on side space grounds as the existence of the access way at No. 129 was considered to provide a suitable separation to the nearest building at No. 129, thereby preventing the potential for future terracing or cramping of the street scene. Members may therefore consider that the provision of a 0.5m side space may also be considered favourably in light of the planning history.

The proposed side extension will include a hipped roof and will match the roof style of No. 129 and the style of this row of terraces. The extension will not therefore appear out of context or excessively bulky. To the rear, the single storey extension will not be excessive or overly dominant and therefore the character of the host building and wider area are considered not to be compromised. Opposite the site, there are examples of hipped roofed rows of terraced houses and the inclusion of a subservient hip at No. 131 would not be out of context with the area.

The proposed rear extension will have a depth of 3.0m and will be sited adjacent to the boundary with No. 133. It is considered that this relationship would not result in a seriously harmful impact on amenities, with a 3.6m roof and 3.0m eaves height. The extension is not considered to be unsympathetic or excessively bulky. Some loss of light and outlook would be experienced at No. 133 however this relationship is considered to be acceptable on balance.

The side extension will be sited on lower ground than No. 129 and will be significantly separated. There are no flank windows at No. 129 and it is considered that the construction of an extension in closer proximity to No. 129 would not harm the amenities of this property as a result of the level of separation created by the access drive between the two properties. No loss of light would result as it will be sited to the northeast of No. 129. The extension will project further forward than No. 129, however the separation will not cause an undue loss of outlook from front windows at No. 129.

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. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03511, 13/01500 and 14/01019, excluding exempt information.

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 ACI07 Restrict to members of household (1 in) at 131 White Horse
 Hill, Chislehurst
 ACI07R Reason I07
- 4 ACI13 No windows (2 inserts) first floor flank extension
 ACI13R I13 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

Reason: In the interest of the visual amenities of the area and the amenities of neighbouring residential properties.

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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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