

SECTION '2' – Applications meriting special consideration

Application No : 14/01377/FULL6

Ward:
Cray Valley West

Address : 214 Chislehurst Road Orpington BR5
1NR

OS Grid Ref: E: 545562 N: 167780

Applicant : Mr Stuart Pearson

Objections : NO

Description of Development:

Part one/two storey side/rear extension

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London Distributor Roads

Proposal

Planning permission is sought for a part one/two storey side/rear extension including the enlargement of an existing rear balcony. The proposal would extend to the side of the building by 1.6m in width and retain a minimum side space to the southern boundary of 1.1m. The single storey extension would project 3m to the rear of the building and would have a flat roof. The existing balcony would be enlarged to span the width of the extension.

Location

This proposal is to a detached property located on the eastern side of Chislehurst Road, Petts Wood, Orpington. The site also lies within the Petts Wood Area of Special Residential Character (ASRC).

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

Highways- no objections

Planning Considerations

The main policies relevant to this case are Policies H8 (Residential Extensions), BE1 (Design of new development) of the Unitary Development Plan) and H10 (Areas of Special Residential Character) which relate to the design of residential extensions and development in general.

Planning History

There is no recent planning history at the site.

Conclusions

The main issues to be considered in this case are the impact of the proposal on the amenities of adjoining neighbours, the impact of the extensions on the host building and wider street scene within the ASRC.

The proposed two storey side extension would project 1.6 to the side and would retain 1.1m to the southern boundary adjacent to No.212. The main roof ridge would be extended to the side but would retain a hipped roof matching that of the existing house. The design of the extension is in-keeping with the host dwelling and would not un-balance the house. The proposed side space complies with the minimum requirement of Policy H9. However, Members will note that the property is located within the Petts Wood ASRC and careful consideration should be given as to whether the side space proposed is adequate for that area. The side space distances between properties in this part of Chislehurst Road is somewhat mixed and the side space would not appear to unduly harm the character of the ASRC.

The existing single storey garage will be removed in order for the extension to be constructed. The two storey element will not project beyond the established rear building line and will in-fill the 'L-shaped' void at the rear. It is considered that there is good separation to the adjacent property at No.212 and given the proposed layout Members may consider that the proposal is unlikely to have a detrimental impact upon the amenities of this neighbour.

With regards to the proposed single storey extension, the proposal would project 3m to the rear of the property and have a flat roof. There is screening to the boundary and given the proposed height and depth of the single storey extension and the separation to the property at No.216, the extension is unlikely to have a detrimental impact upon the amenities of this neighbour.

Regarding enlargement of the existing balcony, given that there is an existing balcony at the site it is not considered that the introduction of a wider balcony would intensify its use. Members may wish to add a condition to require further screening be provided to the sides of the balcony in order to prevent any potential direct overlooking.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and

relevant planning history on the site were taken into account in the assessment of the proposal.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/01377 set out in the Planning History section above, 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 ACI10 Side space (1 insert) 1.1m southern
 ACI10R Reason I10
- 4 ACI17 No additional windows (2 inserts) first floor extension
 ACI17R I17 reason (1 insert) BE1
- 5 ACI24 Details of means of screening-balconies
 ACI24R Reason I24R
- 6 Before the development hereby permitted is first occupied, the proposed window(s) in the first floor elevation shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.
- 7 ACK01 Compliance with submitted plan
 ACK05R K05 reason

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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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