

SECTION '2' – Applications meriting special consideration

Application No : 14/02130/FULL6

Ward:
Chislehurst

Address : Aleesha 15 Highfield Road Chislehurst
BR7 6QY

OS Grid Ref: E: 545713 N: 168988

Applicant : Mr Tim Magon

Objections : YES

Description of Development:

Part one/two storey front, side and rear extension and extension to existing garage and roof alterations

Key designations:

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

Proposal

The proposal comprises of the following elements:

- 1.5 single storey front extension to front garage
- 1.7m-wide two storey side extension set 1.35m off the southern boundary
- 2.7m single storey front extension to incorporate new entrance
- part one/two storey rear extension projecting 5.5m at ground floor level and 2.4m at first floor level incorporating two hipped roofs forming a central valley. The first floor element will be recessed by 2.0m relative to the northern flank wall of the dwelling.
- addition of pitched roof to existing flat roof above the original dwelling which will rise to a level of 0.89m above the existing roof height. The roofs above the proposed first floor rear extension will incorporate similar ridge heights.

The application is supported by a Daylight Study.

Location

The application site is situated along the western side of Highfield Road, approximately 150m north of its junction with Leasons Hill. The surrounding area is residential in character.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations have been received on behalf of neighbouring properties, which are summarised as follows:

- loss of light, outlook and privacy
- overshadowing
- proposal will result in an oversized dwelling for the site
- proposal would undermine the spacing between the dwellings
- previous application involving alterations to the roof line was refused in 2006
- trees will have to be removed to accommodate the extension
- party wall concerns
- noise disturbance
- imposing and intrusive proposal
- amendment to first floor design represents a diminutive change and the extension would still obscure a significant area of sky from the rear of No 17
- proposal will be visible from the public highway and will have a detrimental impact on the character of the streetscene

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, H8 and H9 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 adequate standards of separation are maintained in respect of two storey development.

Planning History

Under ref. 06/00765, planning permission was refused for a first floor front extension and for single storey front side and rear extensions, and the formation a hip-to-gable roof above the existing flat roof on the following grounds:

"The proposed first floor front extension would be detrimental to the amenities that the occupiers of adjoining properties might expect to be able to continue to enjoy by reason of visual impact and loss of prospect, contrary to Policy H8 of the Unitary Development Plan.

The proposal, involving as it does substantial alterations to the existing roof line of the property, would be detrimental to the symmetrical appearance of the existing house and to the street scene generally, contrary to Policies H8 and BE1 of the Unitary Development Plan."

Under ref. 06/04380, planning permission was granted for single storey front side and rear extensions and the formation a hip-to-gable roof above the existing flat roof. That scheme has not been implemented. This included a pitched roof in lieu of the existing flat-roofed structure which would rise to a level of 0.85m above the existing roof height.

More recently, under ref. 13/03071, a similar proposal to this current application scheme was proposed; the main difference concerned the depth of the first floor rear extension which, in that case, projected further at 3.5m. However, that application was withdrawn before it was due to be determined.

Under ref. 14/00685, a proposed part one/two storey front, side and rear extension and extension to existing garage and roof alterations was refused by the Council on the following ground:

"The proposed first floor rear extension would be detrimental to the amenities that the occupiers of the adjoining dwelling at No 17 might reasonably expect to be able continue to enjoy, by reason of visual impact and loss of prospect in view of its size and depth of rearward projection, contrary to Policy BE1 of the Unitary Development Plan."

That final application is currently the subject of an appeal.

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 previously-permitted application at this property, ref. 06/04380, the main changes relate to the inclusion of additional accommodation at first floor level and the enlargement of the existing attached garage at the front. The design of the proposed roof above the existing dwelling is in line with the 2006 approved proposal.

No concerns are raised in respect of the proposed ground floor elements which, in large part, remain similar to the approved 2006 scheme, and which will be adequately screened by existing walls and vegetation. It is considered that these will lead to minimal loss of light and amenity due to the orientation of the site and the separation to the houses either side. Similarly, no concerns are raised in respect of the proposed roof above the existing dwelling which is comparable to the aforementioned application.

In comparison to the previous proposal, refused under ref. 14/00685 (and now the subject of an appeal), the first floor element will be recessed by 2.0m relative to the

northern flank wall of the dwelling adjoining the boundary with No 17. Whereas previously it was considered that the enlarged dwelling would appear unacceptably dominant from the side of No 17 (taking account of the relative proximity and boundary line between those two neighbouring properties) it is now considered that the revision made in respect of the first floor rear extension adequately addresses those earlier concerns; it is considered that the extension will appear less dominant from the side of No 17 and introduce a degree of relief to the northern elevation of the proposal. This would also mean that the outlook from the side of No 17 is less affected.

As with the previous application no concerns are raised in respect of No 15 which, it is considered, will maintain an adequate separation and screening in respect of the enlarged dwelling.

Taking the above points into consideration it is considered that this proposal addresses previous concerns and is considered acceptable from a neighbouring amenity and design perspective.

Background papers referred to during production of this report comprise all correspondence on the files refs. 06/00765, 06/04380, 13/03071, 14/00685 and 14/02130 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

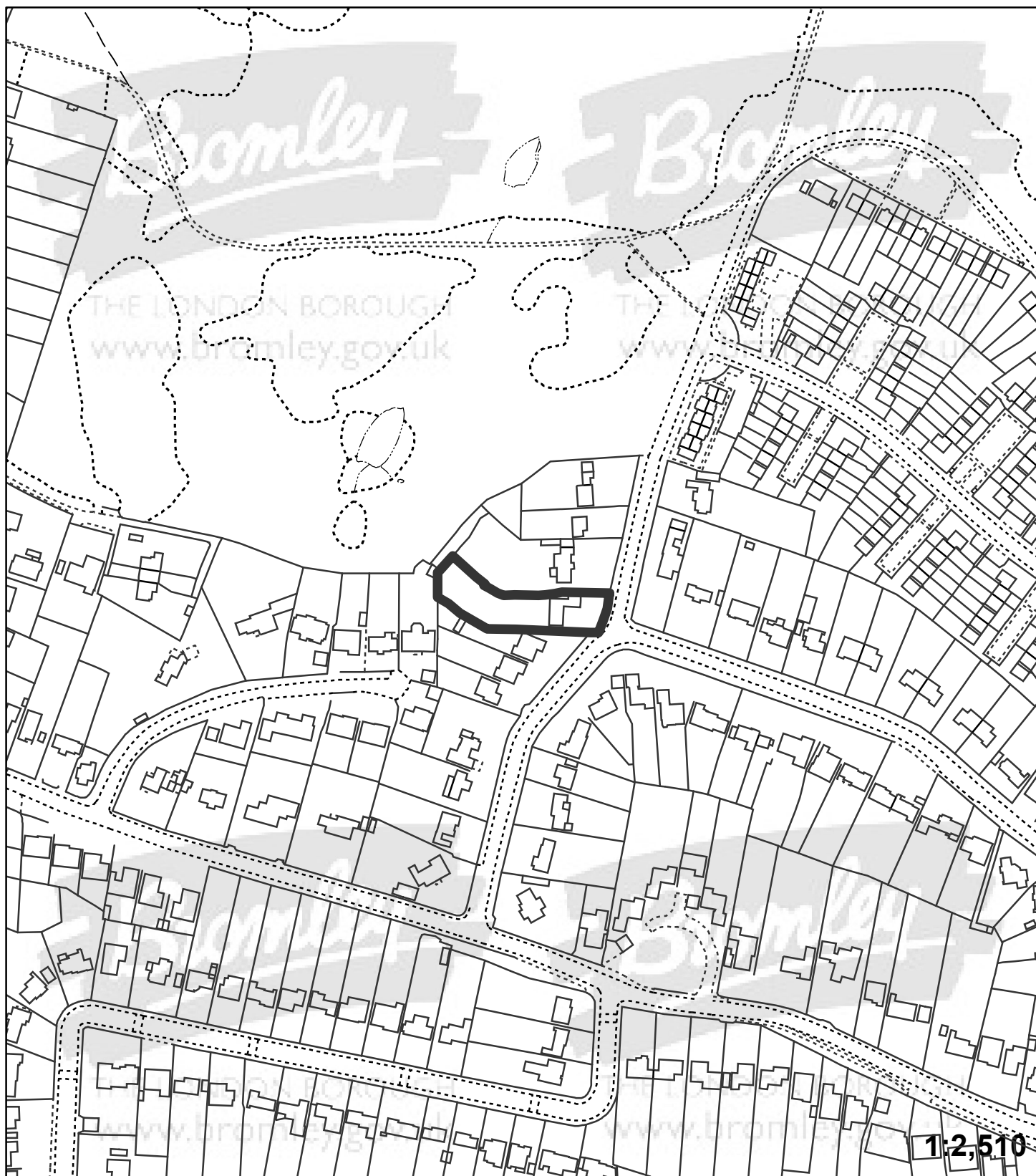
Subject to the following conditions:

- | | | | | |
|---|--------|--|-----------------------|--|
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACC07 | Materials as set out in application | | |
| | ACC07R | Reason C07 | | |
| 3 | ACI11 | Obscure glaz'g/details of opening (1 in) | along the first floor | |
| | | southern elevation | | |
| | ACI11R | Reason I11 (1 insert) | BE1 | |
| 4 | ACI17 | No additional windows (2 inserts) | flank extension | |
| | ACI17R | I17 reason (1 insert) | BE1 | |
| 5 | ACK01 | Compliance with submitted plan | | |
| | ACC03R | Reason C03 | | |

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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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