

SECTION '2' – Applications meriting special consideration

Application No : 14/01756/FULL6

Ward:
Chislehurst

Address : 14 Holbrook Lane Chislehurst BR7 6PF

OS Grid Ref: E: 544865 N: 170073

Applicant : Mr Nick Burfoot

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormer, first floor side extension, single storey rear extension and front porch canopy

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

Planning permission is sought for the following:

- roof alterations to incorporate rear dormer and roof lights
- first floor side extension over the existing garage which is up to the boundary with No. 12
- single storey rear extensions, one to provide a new bay (1m deep) and the other to enlarge the existing kitchen (maximum depth of 4.5m)
- front porch canopy

Amended plans were received regarding a slight change to the front porch roof design (27th June 2014).

Location

The site is located with 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:

- concerns over first floor side extension

- adjacent property will overlook the side extension
- objector has 3 windows which face the proposed extension
- development would be too close
- affect re-sale of property
- loss of enjoyment

Comments from Consultees

APCA have not raised concerns about the application.

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Planning Considerations

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
 BE11 Conservation Areas
 H8 Residential Extensions
 H9 Side Space

Planning History

The planning history of the site is summarised as follows:

- 83/01303 - planning permission was granted for a rear extension to the attached garage and single storey rear extension.

Conclusions

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

The proposed first floor side extension would be constructed over an existing garage at the side. The existing garage is constructed up to the boundary of the property and hence does not maintain the minimum 1m side space as required for the full height of development of two storeys or more by Policy H9. However, whilst it is noted that the property is within a conservation area, Members may consider that the resulting separation of between 3.1m and 2.7m between the flank wall of the first floor of the extension and boundary with No.12 that the space between the buildings is acceptable. In terms of the design, the first floor extension is considered to be in-keeping with the host building.

It is noted that there has been a letter of objection received from the adjoining owner a No.12. Careful consideration has been given to the content of this letter, however Members may consider that given the degree of separation between the properties and their siting flanked away from each other, that the impact of the first floor extension would warrant the refusal of planning permission in this case.

With regard to the proposed single storey rear extensions, their siting to the middle of the property results in an adequate relationship with the adjoining properties. It is not considered that the single storey extensions at the rear would result in detrimental harm to residents.

Having had regard to the above it was considered that the development in the manner proposed is not acceptable in that it would result in an impact detrimental on the character of the conservation area.

Background papers referred to during production of this report comprise all correspondence on the file ref.14/01756 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 27.06.2014

RECOMMENDATION: PERMISSION

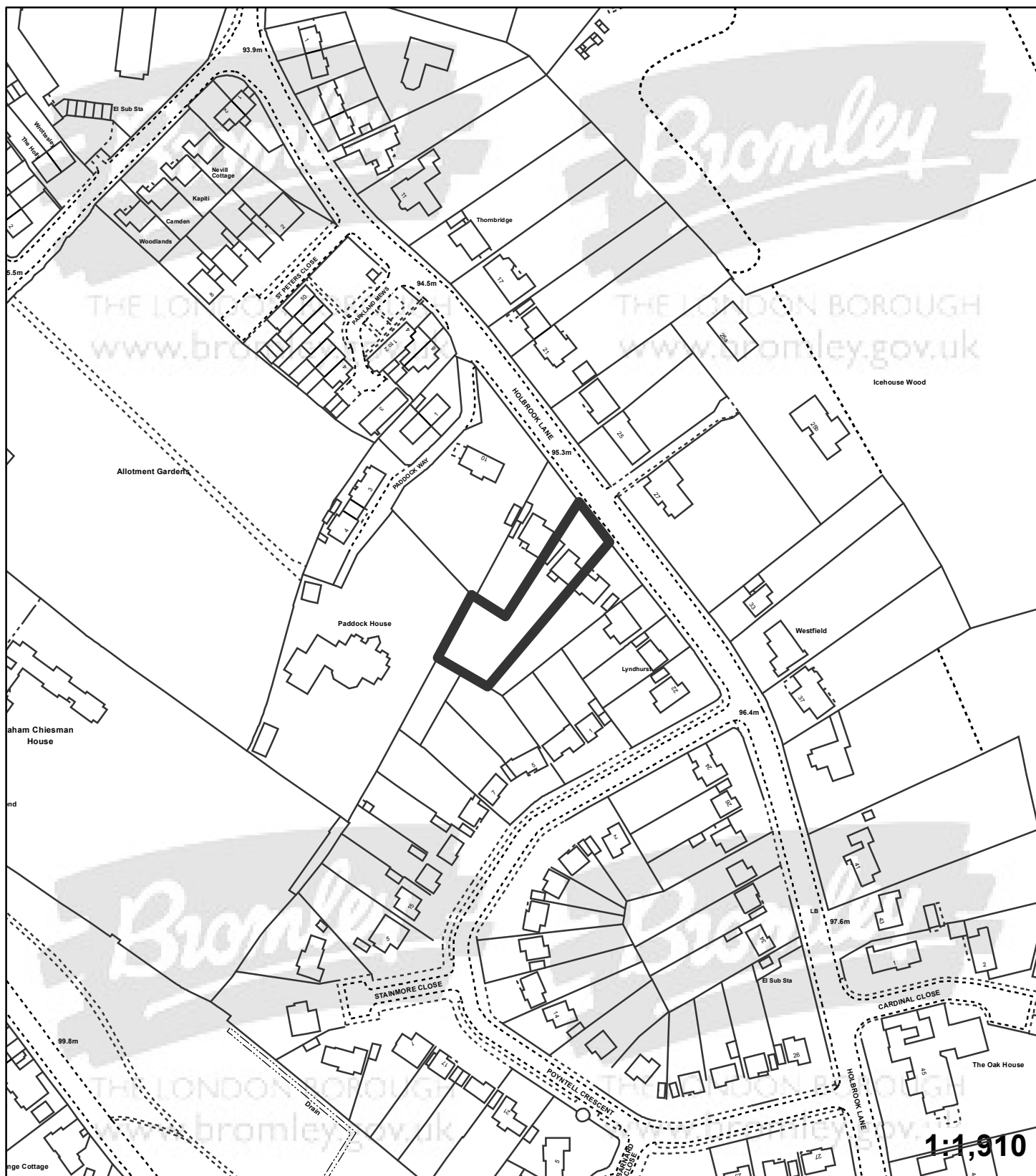
Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | 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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