

SECTION '2' – Applications meriting special consideration

Application No : 14/02605/FULL6

Ward:
Cray Valley East

Address : 124 Chislehurst Road Orpington BR6
0DW

OS Grid Ref: E: 545799 N: 166965

Applicant : Mr Butt Mohammed

Objections : YES

Description of Development:

Single storey outbuilding at rear to be used as a playroom/store/gym
RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

- The proposal seeks retrospective permission for an outbuilding to be used for purposes incidental to the main house (gym/store/playroom).
- The outbuilding is sited at the end of the rear garden and has dimensions of 8.0m (7.8m previously permitted) and a depth of 4.0m (6.0m previously permitted). The roof is flat with a height of 2.82m.

Location

The site is located on the corner of Perry Hall Road and Chislehurst Road and comprises a semi-detached dwelling. The area is characterised by similar residential development and the site is a highly prominent location, bound by a grassed area that sets the curtilage back from the highway.

Comments from Local Residents

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

- excessive size and scale
- risk of severance to form a new dwelling
- impact on the character of the area
- land at side is currently accessed via gate

Comments from Consultees

Planning Enforcement has commented that the height of the building exceeds the submitted plans and therefore an amended plan should be requested.

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

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

Planning History

Planning permission was granted under ref. 14/00059 for a single storey side/rear extension and outbuilding to rear to be used as a play/gym/store room. This building had a height of 2.7m and a depth of 6.0m.

A Certificate of Lawfulness application was refused under ref. 14/02198 for a 2m tall boundary wall and gate and front porch canopy. The refusal grounds related to the porch.

Conclusions

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

The current proposal seeks permission for an outbuilding with a depth of 4.0m compared with the previously permitted 6.0m. The roof is slightly taller at 2.82m compared with the approved 2.7m.

The outbuilding is sited in front of the established building line of Perry Hall Road however the roof is low and the outbuilding is separated from the highway by an area of grass. On balance it is considered that the outbuilding does not appear overly conspicuous within the street scene due to the low height and bulk. A larger structure was granted permission under ref. 14/00059. The outbuilding is only visible obliquely from the front windows of No. 95 Perry Hall Road. This neighbouring property is also separated from the proposed site by the existing attached side garage, therefore the impact on this property is not significant enough to warrant refusal. On balance the proposal is not considered to harm the character of the area.

Amended plans have been received dated 22/08/14 indicating a correction to the height of the building.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it does 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 the files refs. 14/00059, 14/02198 and 14/02605 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 22.08.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACI23 Outbuilding only ancillary use
 ACI23R Reason I23R
- 2 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.

Application: 14/02605/FULL6

Address: 124 Chislehurst Road Orpington BR6 0DW

Proposal: Single storey outbuilding at rear to be used as a playroom/store/gym
RETROSPECTIVE APPLICATION



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.