

SECTION '2' – Applications meriting special consideration

**Application No :** 14/03055/FULL6

**Ward:**  
**Chislehurst**

**Address :** Ridgeview Southill Road Chislehurst  
BR7 5EE

**OS Grid Ref:** E: 542510 N: 170422

**Applicant :** Mr Lindner and Miss Chatters

**Objections :** YES

**Description of Development:**

Two storey front and first floor front and part one/two storey front/side/rear extensions to include existing garage and elevational alterations

Key designations:

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Open Space Deficiency  
Sites of Interest for Nat. Conservation

**Proposal**

- The proposal seeks permission for a two storey front and first floor front extension with a part one/two storey front/side/rear extension. Elevational alterations and garage alterations are also proposed.
- The single storey side extension behind the existing garage will extend to the flank boundary of the site.
- The extension would run along the full length of the building, wrapping around the rear of the property following the 'L-shaped' design of the existing building.
- The extension would have a flat roof measuring approximately 2.8m in height and the first floor extension to the rear will have a rear projection of 1.9m (3.2m previously refused).

**Location**

The application site consists of a two storey detached dwelling house with detached garage at front. The site is within the Chislehurst Conservation Area.

The area is characterised by large detached dwellings of varying architectural styles.

## **Comments from Local Residents**

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

- drawings do not show context in relation to adjoining properties
- north facing flank wall of extension and increased bulk will be overbearing and visually intrusive
- overshadowing of Eldridge
- possible use of flat roof as roof terrace may give rise to overlooking
- development will completely change scale and appearance of Ridgeview
- out of keeping with neighbouring properties
- scale and height will reduce the light and sun to Eldridge
- overshadowing from front extension
- proximity of proposed extension (ground floor side) will adversely impact the level of light into Coach House, causing overshadowing and loss of aspect and amenity
- not in keeping with existing separation between houses in the area
- overlooking from first floor side window into Eldridge
- rear windows are inappropriate in size and will impact privacy
- attractive design but out of keeping with surrounding houses and area.

## **Comments from Consultees**

APCA raises no objection in principle to the modern design, however it is considered that the gap to the Coach House should be increased.

No comments have been received from the Tree Officer, and the previous proposal raised no objections.

## **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

The National Planning Policy Framework, The Council's adopted SPG guidance and the Supplementary Planning Guidance for the Chislehurst Conservation Area are also considerations.

## **Planning History**

Planning permission was refused under ref. 13/04176 for a two storey front and first floor front and part one/two storey front/side/rear extensions to include existing garage and elevational alterations. The refusal grounds were as follows:

'The proposed first floor rear extension would be overdominant and would be detrimental to the amenities that the occupiers of Eldridge might reasonably expect to be able continue to enjoy by reason of visual impact and loss of light and prospect in view of its size, bulk and depth of rearward projection, contrary to Policy BE1 of the Unitary Development Plan.'

An appeal is currently under consideration for this application. The Inspector's site visit has taken place and an outcome is awaited.

## **Conclusions**

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

The Supplementary Planning Guidance for the Chislehurst Conservation Area states:

'4.24 Any extensions or additions should reflect the forms, materials, textures and finishes of the host building, along with the design philosophies underlying its style. These vary between individual buildings in this Conservation Area, and will need to respond to the specific building. The proportions, positioning and integration of an addition relative to the host building are important and deserving of significant design effort to safeguard not only the building's contribution to the public realm, but its enduring value to the owner. It should not be so large as to dominate or compete in visual terms with the host building.'

Following the refusal under ref. 13/04176, which established that the sole concern was the impact on Eldridge, the current proposal seeks to reduce the scale of the two storey rear extension by reducing the first floor projection from 3.2m to 1.9m and by significantly reducing the roof height from 6.7m to 5.9m, with a hipped roof replacing the previous gable. The result is an extension that would be significantly smaller.

The proposal is considered to alleviate the impact previously considered and would not result in a dominant feature when viewed from the windows of Eldridge. The extension would be obliquely visible and the reduction in rear projection and height is significant. The hipped roof will result in a limited loss of sunlight and outlook from the rear facing windows of Eldridge and Members may therefore consider this impact to be acceptable on balance.

The visual appearance and design of the extension will closely match that of the previous scheme, which was not objected to on design grounds and was not considered harmful to the character of the Conservation Area.

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

Conservation 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. 13/04176 and 14/03055 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     ACC01        Satisfactory materials (ext'nl surfaces)  
      ACC01R      Reason C01
- 3     ACC03        Details of windows  
      ACC03R      Reason C03
- 4     ACI12        Obscure glazing (1 insert)    in the first floor flank elevation  
      ACI12R      I12 reason (1 insert)   BE1
- 5     ACI17        No additional windows (2 inserts)   first floor flank   extension  
      ACI17R      I17 reason (1 insert)   BE1
- 6     ACK01        Compliance with submitted plan

**Reason:** In order to comply with Policies BE1 and BE11 of the Unitary Development Plan and in the interest of the visual amenities of the Conservation Area and the amenities of the nearby 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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