

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 14/03101/FULL6

Ward:
Bickley

Address : High Trees Chislehurst Road
Chislehurst BR7 5LE

OS Grid Ref: E: 542649 N: 169706

Applicant : Mr Derrick Charlesworth

Objections : YES

Description of Development:

Single storey front, first floor front/side and two storey rear extensions with front dormer and elevational alterations

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Open Space Deficiency

Proposal

The proposal is a revised scheme following the refusal of planning application ref.14/01309. The proposal has been amended as follows:

- the bulk of roof extension has been reduced and the chalet style pitch is maintained on the eastern side
- to the western side the existing hipped roof would be extended to a gable end and would include a chimney protruding above ridge level
- to the eastern side the first floor extension with front gable has been reduced to a small first floor addition with more sympathetic hipped roof and a small front dormer, set well below the main ridge height
- at the rear, the proposed two storey extension would now project back in line with the existing ground floor rear building line (notwithstanding the single storey conservatory) with a rearward projection of approximately 2.9 metres.
- The applicant has submitted a supporting statement which was received on 18th September 2014 and can be summarised as follows:

- proposals will not create a loss of privacy, Juliet balcony does not create an external balcony to stand on
- projection proposed will help to minimise window to window overlooking by creating an obscured angle
- High Trees is directly west of Blakeney therefore proposals will not affect the direct sunlight enjoyed by Blakeney's
- rear projection will not affect outlook
- proposals barely change appearance of existing building.

Location

The application site consists of a large two storey dwelling with accommodation in the roofspace and a chalet style roof to the eastern side. The roof to the western side of the building is hipped. There is less than 1 metres side space between the eastern flank wall of the building and the flank boundary of the site.

The east of the application site is bordered by 'Blakeney', a two storey dwelling with accommodation in the roofspace. Blakeney is angled away from the application building at the front, is set further back within its plot and is on a lower ground level than the application building. The north-western corner of Blakeney is situated less than 0.9 metres from the site boundary with High Trees.

The west of the site is bordered by Bullers Wood School.

The site is within the Bickley Area of Special Residential Character (ASRC). The character of the area is essentially that of spacious inter-war residential development, with large houses in substantial plots adjacent to the Conservation Areas of Chislehurst and Bickley.

Comments from Local Residents

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

- loss of privacy and overlooking from rear extension and Juliette balconies
- loss of daylight from height and bulk of back elevation
- does not respect the character or appearance of area or neighbour
- does not respect the form of the host building
- loss of balance and charm
- scale of rear extension overwhelming
- has already been extended over the years.

Comments from Consultees

The Council's highways Development Engineers have raised no objections to the proposal as there would still be ample space to park cars on the frontage of the site.

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
H8 Residential Extensions
H9 Side Space
H10 Areas of Special Residential Character
T18 Road Safety

SPG1 General Design Principles
SPG2 Residential Design Guidance

London Plan:

5.3 Sustainable Design and Construction
7.4 Local Character
7.6 Architecture

The NPPF 2012

Planning History

Under ref. 87/02341, permission was granted for the demolition of existing dwelling and erection of detached 5 bedroom house.

Following this there have been several applications granted for various extensions, dormers and a front boundary wall.

Most recently planning was refused under ref.14/01309 for first floor and single storey front and side extensions, two storey rear extension, roof alterations incorporating hip to gable end/front, side and rear dormers and elevational alterations. The reasons for refusal were:

- 1 The proposal, involving as it does substantial alterations to the existing roof of the property and projection beyond the established front and rear building lines, would be detrimental to the character and appearance of the host dwelling and to the street scene generally, contrary to policies BE1, H8, H10 and Appendix I of the Unitary Development Plan.
- 2 The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two-storey development in the absence of which the extension would constitute a cramped form of development, harmful to the character and appearance of the Area of Special Residential Character, and contrary to Policies H9 and H10 of the Unitary Development Plan.
- 3 The proposed side/front extension, with its considerable height and forward projection, located adjacent to the boundary of the site and with windows close to neighbouring windows would be detrimental to the amenities now

enjoyed by the residents of Blakeney by reason of loss of prospect and privacy, contrary to policies BE1 and H8 of the Unitary Development Plan.

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.

With regard to the proposed overall bulk and scale of the development, while the proposed gable end roof extension would appear more bulky than existing, it is not considered that it would appear unduly prominent in the street scene, particularly given the properties' relationship in relation to Chislehurst Road, which is set-back and angles away from the highway. Furthermore, there are no residential buildings adjacent to the western boundary which would be impacted by the gable roof extension. In addition, the chalet style roof on the eastern side, which contributes chiefly to the character of the building, would be retained.

The large first floor front/side extension with front gable has now been removed from the scheme in substitute for a more modest extension to the single storey flank wall (approx. 1m high) to the eastern side with a front hipped roof and a small front dormer, set well below the main ridge height. The extensions would also be more in line with existing front and rear building lines.

The first floor front/side addition over the existing garage would still technically be in breach of policy H9 of the UDP by failing to provide a minimum 1 metre side space to the flank boundary of the site. However, there would still be approximately 0.8m side space to the boundary and, given that the height of the flank wall would not significantly increase and the chalet style roof would be retained, Members may consider this acceptable in that it would not appear cramped. Furthermore, the spatial standards of this part of the ASRC would be maintained.

At the rear, the proposed two storey extension would also project back in line with the existing ground floor rear building line (notwithstanding the single storey conservatory), as normally required in an ASRC and, overall, the scale and form of construction would respect and complement the character and appearance of the host dwelling.

Concerns have been raised from the owners/occupiers of the adjacent dwelling, Blakeney regarding loss of daylight and privacy as a result of the two storey rear extension and associated Juliet balconies. The proposed rear extension would project only ~3m from the rear of the existing building and, given the orientation and relationship of the two properties, with Blakeney to the east of the application building, it is unlikely to result in a significant loss of light to the adjacent property. Furthermore, no harmful visual impact is anticipated.

With regard to the proposed Juliet balconies at first and second floor, as these would not provide any external access, the impact from them would be similar to that of a window. Additionally, given the separation between the two storey

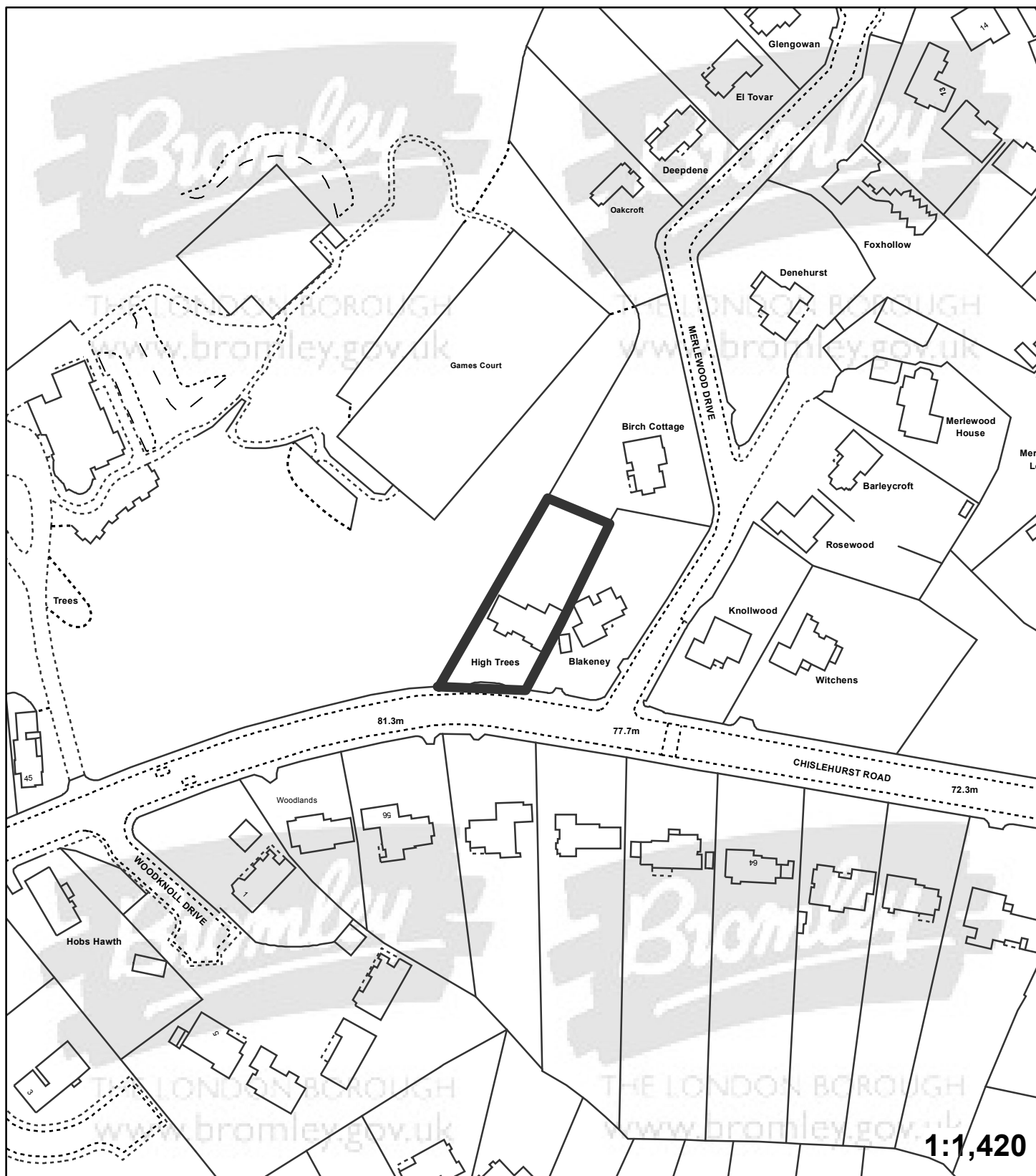
Levy will appear as a Land Charge on the relevant land with immediate effect.

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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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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