

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

Application No : 14/02786/FULL6

Ward:
Chislehurst

Address : Garden Cottage The Glebe Chislehurst
BR7 5PX

OS Grid Ref: E: 544520 N: 169787

Applicant : Mr Tony White

Objections : YES

Description of Development:

Two storey rear extension including side dormer

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads

Proposal

It is proposed to add a two storey rear extension to this dwelling which would project 5.5m to the rear of the northern part of the dwelling and would be 8m in width. It would contain a dormer window within the northern roof slope facing Manor Park Road, but no windows are proposed in the eastern rear elevation of the extension facing No.2 Prince Consort Drive.

The extension would be set in 1m from the northern flank wall of the dwelling adjacent to Manor Park Road, and would be set back 0.8m from the rearmost wall of the existing dwelling. The roofline would match the existing northern part of the dwelling, and would contain a central roof lantern.

Location

This detached dwelling is located on the southern side of Manor Park Road within Chislehurst Conservation Area, and lies adjacent to The Archdeaonry in The Glebe, which is located immediately to the south. It was built around six years ago under planning ref.06/01090.

The rear garden backs onto No.2 Prince Consort Drive, and vehicular access to the site is from The Glebe opposite Bishops Walk.

Comments from Local Residents

Letters of objection have been received to the proposals from local residents, the main points of which are summarised as follows:

- extension would be too close to No.2 Prince Consort Drive and would lead to loss of light and outlook
- overdevelopment of the site
- footprint of dwelling would be increased by a third
- poor design of extension
- previous applications for smaller developments were refused
- the roof ridge may be higher than shown
- land at Garden Cottage is 0.4m higher than No.2 Prince Consort Drive, thus increasing the impact
- the hedge along the rear boundary is subject to a high hedge ruling, therefore it cannot properly screen the proposals from the adjoining occupiers of No.2 Prince Consort Drive
- the remaining protected false acacia and future replacement trees may be within falling distance of the proposed extension
- harmful to the character and spatial standards of Chislehurst Conservation Area
- increased site coverage may affect surface water drainage
- overlooking from flank dormer
- plans are inaccurately drawn.

Comments from Consultees

The Advisory Panel for Conservation Areas did not view the application.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions
NE7 Development and Trees

Planning History

Since planning permission was granted for this dwelling in 2006 (ref.06/01090), two applications were refused for a revised dwelling (ref.06/03996), and revisions to the permitted scheme to include an increase in the footprint and elevational changes (ref.07/00172), on grounds relating to overdevelopment of the site, and size and bulk of the building.

Permissions were later refused in 2009 (ref.09/00991) and 2010 (ref.10/01363) for a garden shed in the north-western corner of the front garden, but the 2010 scheme was later allowed on appeal.

Conclusions

The main issues in this case are the impact of the proposals on the character and appearance of Chislehurst Conservation Area, and on the amenities of the occupants of surrounding residential properties.

The extension would add a further 44sq.m. to the footprint of the building, but a garden depth of approximately 11m would still remain, which is not uncommon in this area, along with the existing amenity area to the front of the dwelling. The set-in of the extension from the northern side wall would help to break up the bulk of the extension when viewed from Manor Park Road, and would give a more subservient appearance in relation to the host dwelling.

The design of the extension would be similar to the northern wing of the building, with the same eaves and roof ridge heights, and the roof would be hipped back at the rear, as with the existing building. The new dormer in the northern flank elevation would be similar to the existing dormer, and the overall design of the extension would complement the existing building.

The proposals are not, therefore, considered to result in an overdevelopment of the site, nor have a significantly detrimental impact on the character and appearance of Chislehurst Conservation Area.

With regard to the impact on neighbouring residents, the proposed extension would come significantly closer to the rear boundary with No.2 Prince Consort Drive, however, there would still be a separation of at least 11m to the rear boundary, and no rear windows are proposed. There is a good level of screening along this boundary, and the proposals are not considered to be unduly harmful to the amenities of the neighbouring property.

No significant trees would be affected by the proposals.

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

RECOMMENDATION: PERMISSION

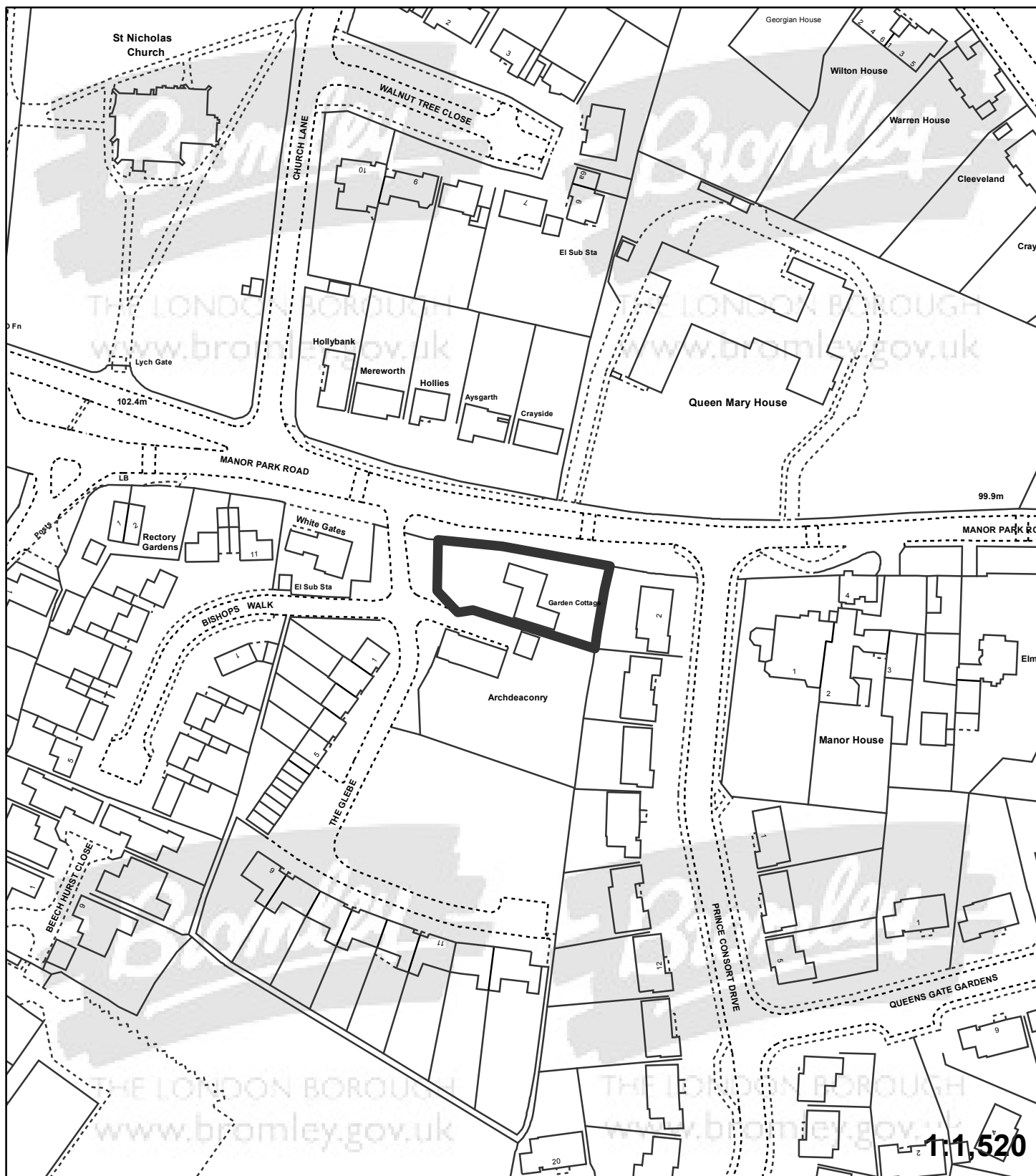
Subject to the following conditions:

- | | | |
|---|-----------------|---|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACI13
ACI13R | No windows (2 inserts) eastern extension
I13 reason (1 insert) BE1 |
| 4 | ACK01
ACK05R | Compliance with submitted plan
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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